



December 17, 2014

Mrs. Edie Findeis Cromwell  
Environmental Management Support, Inc.  
8601 Georgia Avenue, Suite 500  
Silver Springs, MD 20910

RE: Southern Indiana Development Commission Assessment Grant Application

Dear Mrs. Cromwell:

Please find the attached Southern Indiana Development Commission's (SIDC) application to the United States Environmental Protection Agency for a \$600,000 Brownfields Coalition Assessment Grant. Our coalition is comprised of Daviess, Greene, Knox, Lawrence, and Martin Counties located in southwestern Indiana.

Our five coalition counties encompass an area of sharp contrast as is shown in SIDC's updated Comprehensive Economic Development Strategy. On one hand, the region is researching and developing some of the most innovative technologies in the United States, through industries creating products to aid the warfighter. While, on the other hand, the area has some of the lowest graduation rates for high school and college. Additionally, the region has lost a great deal of its manufacturing base and coal mining industry, while there is an resurgence in the automotive sector and value-added agriculture. Data shows that stroke deaths in the region are nearly double that of stroke deaths in the U.S at 76.72 compared to 38.9 in the U.S. Lung cancer deaths in the region are 122% higher than that of the U.S. The trend continues in new lung cancer cases within the region with the same 122% above U.S. totals. SIDC largely provides technical assistance to rural counties and small towns with planning needs and challenges associated with primary wastewater/drinking water infrastructure, transportation connectivity, housing rehabilitation and economic development. Re-use of former industrial sites, brownfields cleanup and community revitalization is an essential element in our regions revitalization strategy.

Our communities have embraced the brownfields program and the opportunities for redevelopment of underutilized facilities. Brownfields redevelopment has been a targeted regional economic strategy identified in our CEDS since 2002. Through the CEDS, the coalition counties have created an environment for a successful brownfields program. SIDC began targeting brownfield redevelopment as a regional goal in 2002. In 2003, the first brownfields inventory of over 80 sites was completed; SIDC has since lead the regional effort to assess and redevelop identified sites. One project that has excelled from this inventory is the Crane North project which SIDC facilitated the cleanup and redevelopment of the 34 acre site. This allowed for the demolition and cleanup of 40 structures that were abandoned and being utilized for unlawful drug activity, a local dump and an overall health hazard for the area as the structures were full of black mold and asbestos. Currently 30 acres have been redeveloped with new high technology/high wage private businesses locating on the site and creating approximately 400 jobs, with that number still expected to increase and over \$7.7 million dollars in private investment.

We are confident this proposal has a firm establishment of community participation; however, the lack of local funding resources is a barrier to continuing an effective program. This assessment grant will allow the coalition along with SIDC to prioritize the new sites added to the inventory, properly conduct environmental site

assessments, and develop cleanup plans for redevelopment. Through the combined efforts of SIDC, Coalition members, our partners and communities this grant will help local efforts to identify brownfield sites, and assess the environmental quality in an effort to achieve environmental, health, and economic benefits.

Thank you for your time and consideration in reviewing this assessment grant application. We look forward to being able to implement the activities proposed in our application.

Sincerely,



Greg E. Jones  
Executive Director

Enclosures

**a. Applicant:**

Southern Indiana Development Commission, P.O. Box 442, Loogootee, IN 47553

**b. DUNS number:** 603569575

**c. Funding Requested:**

**Grant Type:** Coalition Assessment Grant

**Federal Funds Requested:** \$600,000

**Contamination:** Hazardous and Petroleum  
Hazardous Substances \$397,000  
Petroleum \$203,000

**Coalition**

**d. Location:** Daviess, Greene, Knox, Lawrence and Martin Counties in Indiana

**e. Not Site Specific**

**f. Contacts:**

**i. Project Director**

Greg E. Jones  
P.O. Box 442  
Loogootee, In 47553  
812-295-3707  
812-295-3717Fax  
[gejones@sidc.cc](mailto:gejones@sidc.cc)

**ii. Chief Executive**

Michael Healy  
P.O. Box 146  
Montgomery, IN 47558  
812-259-4543  
812-254-3293Fax  
[mhealy@jonesandsons.com](mailto:mhealy@jonesandsons.com)

**g. Date Submitted:** December 17, 2014

**h. Project Period:** 3 years

**i. Population:** Coalition Combined 159,459

**V.B.1.a.i: Community Need: Targeted Community Description:**

The Southern Indiana Development Commission (SIDC) serves the counties of Daviess, Greene, Knox, Lawrence, and Martin, and leads the Brownfields Revitalization Coalition (Coalition) for the five-county region as lead applicant for this Assessment Grant. There are 160,000 residents in these counties, primarily working in the industries of farming, mining, limestone, and defense. SIDC unifies the region's 5 Counties with economic and community development services such as grant application assistance and project management. Their guiding principles are in their Comprehensive Economic Development Strategy (CEDS), a document that defines the regional strategy to create jobs, foster more stable and diversified economies, and improve the quality of life. SIDC has served the region for over 41 years, and has secured tens of millions of dollars in grants for infrastructure, community development, and brownfields projects. The region is made up of 29 small towns. **All but three have populations less than 10,000.** Because of their small size, these communities do not have the resources to apply for brownfields funding on their own and are relying on SIDC to manage their brownfields program on their behalf.

The SIDC region is located in southwest Indiana equidistant from Indianapolis and Evansville. The SIDC region is filled with tight-knit communities, scenic lakes, and miles of rich farmland. It is traversed by the White River and historic US Highway 50. These rural communities, built around farming, sawmills, coal, oil, and gas mining, stone quarries and auto industry manufacturing have struggled to gain a foothold in the modern economy after mining and manufacturing declined in the 20<sup>th</sup> century. In the mid-1800's, our targeted communities such as Bedford grew around limestone quarries and is known to have the highest quality quarried limestone in the U.S. Bicknell and Linton experienced their boomtown growth from the massive coal mining production. The City of Washington and Shoals built up around the logging industry; the City of Washington also had the largest railroad repair facility in the region. The region faces economic problems that have resulted in a lack of population growth, low income, low educational attainment and lack of employment opportunities. It also faces environmental concerns, including the potential brownfields to be assessed using these grant funds. SIDC began targeting brownfield redevelopment as a regional goal in 2002. In 2003, the first brownfields inventory was completed, and SIDC lead the regional effort to assess and redevelop identified sites.

Our inventory consists of industrial and commercial sites commonly found in the midst of residential neighborhoods, historic downtowns, and gateways into our targeted communities, deterring new investment and contributing to the deteriorating economy. Communities within Greene, Knox, and Daviess counties are impacted by mine-scarred lands and undermining, including our targeted communities of Linton and Bicknell. Another issue of concern is meth labs. Knox County rated third-highest in the State for meth lab seizures, so the potential for sites contaminated with the dangerous byproducts of methamphetamine production is high.

Brownfields are disproportionately located in targeted tracts in Washington, Linton, Bicknell, Bedford, and Shoals. **Our targeted population is families, particularly children, in poverty.** These tracts all face a higher-than-average number of families living below the poverty line as well as disabled population. They also bear the burden of brownfields. Their gateways, neighborhoods, and town centers are lined with defunct mines and manufacturing facilities, closed gas stations, and vacant commercial properties.

**V.B.1.a.ii: Demographic information**

Unemployment, poverty, resident health, and education are all region-wide issues. There are not enough high wage jobs to attract a younger, high skilled workforce, and not enough younger, high skilled workforce to attract the high wage jobs, so those who have employment are often underemployed and living in poverty. The percentage of adults over age 25 whose highest educational attainment falls between 9<sup>th</sup> and 12<sup>th</sup> grade, with no diploma, is 75% higher in our targeted communities than in Indiana. Throughout the region, the percentage of adults over age 25 who have bachelor's degrees is about half of the state's and nation's. When compared with Indiana and the United States, the average Median Household Income in our targeted communities is between 47%-63% lower than the nation, while the unemployment rate in the targeted

communities of Bicknell and Shoals is more than double the state and nation. Children are most deeply affected, with the average poverty rate for minors in our targeted communities being about 50% higher than the state and US. With the exception of Washington, the percentage of single mom households ranges from 46% to 163% higher than state and US. Sensitive populations such as children in poverty and the disabled are especially susceptible to health concerns stemming from brownfields and other environmental contamination. Pertinent information is in the Demographic table below:

|   | Tract 9547<br>Washington<br>(Davess Co.) | Tract 9551<br>Linton (Greene) | Bicknell (Knox) | Tract 9509<br>Bedford<br>(Lawrence) | Shoals<br>(Martin) | Davess<br>County | Greene<br>County | Knox<br>County | Lawrence<br>County | Martin<br>County | STATE     | US          |
|---|--|-------------------------------|-----------------|-------------------------------------|--------------------|------------------|------------------|----------------|--------------------|------------------|-----------|-------------|
| Population <sup>1</sup>   | 3642                                     | 3013                          | 3,141           | 2283                                | 795                | 31,604           | 33,032           | 38,392         | 46,131             | 10,300           | 6,485,530 | 309,138,711 |
| Percent Minority  | 12.40%                                   | 2.00%                         | 6.70%           | 2.10%                               | 0.50%              | 3.5%             | 1.9%             | 5.4%           | 2.9%               | 1.90%            | 15.20%    | 25.80%      |
| Unemployment Rate <sup>2</sup>  |  |                               |                 |                                     |                    | 3.90%            | 6.00%            | 4.40%          | 6.20%              | 4.10%            | 5.10%     | 5.90%       |
| Unemployment 2012   | 5.7%                                     | 6.9%                          | 22.1%           | 5.4%                                | 12.5%              | 4.5%             | 9.6%             | 7.1%           | 9.8%               | 7.9%             | 9.4%      | 9.3%        |
| Median household income   | \$33,355                                 | \$29,054                      | \$25,469        | \$33,358                            | \$24,722           | \$45,927         | \$43,850         | \$41,089       | \$41,600           | \$44,291         | \$48,374  | \$53,046    |
| Disabled Population   | 20.8%                                    | 25.7%                         | 24.1%           | 19.0%                               | 16.0%              | 12.5%            | 17.7%            | 14.6%          | 16.2%              | 10.4%            | 12.7%     | 12.0%       |
| Food Stamps   | 22.9%                                    | 20.6%                         | 28.5%           | 17.6%                               | 26.3%              | 9.5%             | 12.6%            | 12.7%          | 12.7%              | 9.9%             | 11.3%     | 11.4%       |
| No High School diploma  | 14.20%                                   | 15.20%                        | 15.3%           | 16.40%                              | 16.0%              | 10.8%            | 11.8%            | 10.5%          | 11.7%              | 11.4%            | 8.8%      | 8.2%        |
| Bachelor's degree or higher   | 5.30%                                    | 11.00%                        | 4.3%            | 14.30%                              | 10.1%              | 11.80%           | 11.30%           | 14.6%          | 12.9%              | 11.2%            | 23.00%    | 28.50%      |
| PERCENTAGE OF FAMILIES AND INDIVIDUALS WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL <sup>1</sup>   |  |                               |                 |                                     |                    |                  |                  |                |                    |                  |           |             |
| All Families  | 14.3%                                    | 15.7%                         | 22.5%           | 16.4%                               | 27.7%              | 8.9%             | 10.4%            | 10.2%          | 13.2%              | 9.1%             | 10.6%     | 10.9%       |
| Under 18  | 16.10%                                   | 28.10%                        | 37.9%           | 33.90%                              | 33.9%              | 20.2%            | 17.7%            | 19.2%          | 24.8%              | 21.70%           | 20.90%    | 20.80%      |
| Single mothers  | 28.40%                                   | 46.20%                        | 43.9%           | 79.10%                              | 68.6%              | 24.5%            | 32.3%            | 32.4%          | 41.0%              | 34.60%           | 32.50%    | 30.10%      |
| <sup>1</sup> All data from US Census, 2012 ( <a href="http://www.factfinder2.census.gov">www.factfinder2.census.gov</a> ) except when noted otherwise. <sup>2</sup> Bureau of Labor, 9/2014 |  |                               |                 |                                     |                    |                  |                  |                |                    |                  |           |             |

#### V.B.1.a.iii: Brownfields

SIDC's preliminary brownfields inventory, began in 2003, and continues to be updated. Our inventory contains over 80 sites ranging in size from 0.3 acres to over 20 acres. These include abandoned gas stations, railroad depots, and blighted main street buildings, while larger brownfields are former industrial properties that did not survive the economic decline. These sites are commonly found in the midst of residential neighborhoods, historic downtowns, and gateways into our targeted communities, deterring new investment and contributing to the deteriorating economy. Brownfields are disproportionately located in our identified census tracts with sensitive and low-income populations, exposing them to the ill effects of these ex-industrial sites. Neighborhood-specific brownfield sites are detailed in the table below.

| NEIGHBORHOOD SPECIFIC BROWNFIELD SITES   |
|--|
| <p><b>4 Blocks of Abandoned Commercial Buildings, Bicknell, Knox Co. (4 Blocks):</b> This site is located a block from an elementary School and consists of vacant unsafe mix-used buildings. Past uses include, restaurants and storefronts with apartment on the second level and <b>auto repair and a gasoline station</b>. The gasoline station is listed in the State LUST program with known release. <b>Contaminants</b> associated with auto repair and gasoline stations include <b>petroleum hydrocarbons and carcinogens such as benzene</b>, which can impair the bone marrow, blood, and immune system. Lead, another concern, can affect a child's mental/physical growth, and cause premature birth. Spills can impact soils and/or groundwater and cause vapor intrusion into nearby home and businesses. Dilapidated buildings may contain <b>asbestos, mold and lead paint</b>. Inhalation of asbestos fibers is known to cause cancer. Mold exposure can affect the upper respiratory system and worsen asthma symptoms.</p> <p><b>B&amp;O Railroad Depot, Bedford, Lawrence Co.-0.75 Acres:</b> This blighted railroad depot detracts from the adjacent greenway. The former rail operations frequently introduced polycyclic aromatic hydrocarbons (PAHs), <b>lead, arsenic, and chromium</b>. Exposure to these substances can cause respiratory problems, lung, skin, or bladder cancer, affects to immune, reproductive, and neurologic systems, kidney damage, damage to blood vessels and fetal toxicity and birth defects. The <b>building materials</b> may contain <b>asbestos, mold and lead paint</b>. Inhalation of asbestos fibers is known to cause cancer. Mold exposure can affect the upper respiratory system and worsen asthma symptoms. Lead can affect a child's mental/physical growth, and cause premature birth.</p> |

**Abandoned Gasoline Station, Shoals, Martin Co.-0.21 Acres:** A former gasoline station located along the gateway into Shoals next door to residences. Potential contaminants associated with auto repair and gasoline stations include **petroleum hydrocarbons** and **carcinogens** such as **benzene**, which can impair the bone marrow, blood, and immune system. Lead, another concern, can affect a child's mental/physical growth, and cause premature birth. Petroleum spills can impact soils and/or groundwater and cause vapor intrusion into the adjacent residential home.

**Old Tokheim Industrial, Washington, Daviess Co.-10.62 Acres:** This former industrial site consists of vacant land in a residential area. This site was a former RCRA generator of hazardous wastes (**D001, F003 and F005 wastes**). Wastes in these classifications include ignitables and spent non-halogenated solvents including compounds such as benzene which can impair the bone marrow, blood, and immune system. The environmental condition of the site has impeded many attempts of redevelopment since 1995.

**Main Street Buildings, Linton, Greene Co.-0.5 Acres:** This site consists of a vacant dilapidated main street storefronts with apartments located on the second floor. Dilapidated buildings may contain asbestos, mold and lead paint. Inhalation of asbestos fibers is known to cause cancer. Mold exposure can affect the upper respiratory system and worsen asthma symptoms. Lead can affect a child's mental/physical growth, and cause premature birth.

Information regarding contaminant effects was gathered from: <http://www.atsdr.cdc.gov/substances/index.asp>

#### **V.B.1.a.iv. Cumulative Environmental Issues**

The 152 acre GM Powertrain Bedford facility is a superfund site located ½ mile from our targeted tract in Bedford (Lawrence County). Historical operations such as an aircraft engine foundry and aluminum foundry resulted in releases of PCBs to soils, sediments and tributaries.

An ongoing issue in Southern Indiana is the widespread presence of combined sewers in the region. In combined sewers, storm water and wastewater can flow into a single line during wet weather events, meaning that contaminated wastewater can be discharged into local waterways along with storm water. In wet weather events, these combined sewers can release untreated sewage into the area waterways, creating a significant health hazard for our communities. According to the US EPA, effluent from CSOs “contain not only storm water but also untreated human and industrial waste, toxic materials, and debris.” **All five of the targeted communities have CSO's or aging wastewater systems;** wet weather events can also result in sewer backups which damage homes and businesses and elevate individual exposure to contaminants. These overflows may also be affecting our tributaries and the East and West Fork of White River, which are listed in the 2010 Indiana Department of Environmental Management (IDEM) 303d list as being affected by mercury, E. Coli, low dissolved oxygen, and polychlorinated biphenyls (PCBs).

There is a significant potential for impacts from coal mining and oil and gas fields in the region in Greene and Knox counties, particularly in the targeted communities of Bicknell and Linton. The presence of countless improperly abandoned exploratory bores, mine entries, and past oil and gas production wells are contributing to an elevated exposure risk to their residents. Current and historic mining activities restrict these communities' ability to develop due to increased risks of sudden land subsidence and carbon dioxide accumulations in buildings constructed near reclaimed coal mining lands.

#### **V.B.1.b. Impacts on Targeted Community:**

SIDC lists poor resident health as a major concern in its 2014 Comprehensive Economic Development Strategy (CEDS). According to a community health needs assessment performed by Indiana University Health Bedford Hospital in 2011-2012, access to healthcare, obesity, mental health, K-12 education, unemployment and poverty, transportation infrastructure, and chronic disease management were all priority health needs. ,

There are several health issues in our counties that can be linked to exposure to the potential chemicals in our brownfield sites. While the precise relationship between these sites and the health concerns discussed above has not been determined, it is notable that rates of lung cancer and lung cancer deaths, colorectal cancer, renal disease and stroke deaths all show alarming elevation in our counties when compared with state rates (See Health Impacts Table). With the EPA funding, SIDC will begin identifying brownfields and sources of contaminant exposure to address related health impacts throughout our region for our targeted tracts and communities that do not have access to resources or capacity to address these issues.

Knox County ranks as the third highest in Indiana for law enforcement lab seizure of meth labs ([meth.in.gov](http://meth.in.gov)); the potential for sites contaminated with controlled substances in the county are high. There were 560 meth lab seizures from 2001-2013 in Knox County. As a whole, the SIDC region accounts for 8% of

all meth lab seizures from 2001-2013, even though the region only makes up 2% of Indiana's entire population. Health effects from exposure to meth lab contaminants may include breathing problems or respiratory irritation, skin and eye irritation, headaches, nausea and dizziness, and severe lung damage.

According to the US Census, a large percentage of housing units in our targeted tracts are over 55 years old: Washington (79%); Linton (57%); Bicknell (36%); Bedford (86%); and, Shoals (36%). Due to the age and potential disrepair of the housing, residents may be exposed to releases of friable asbestos and/or lead based paint. These issues raise significant health and environmental justice concerns, especially given the elevated cancer rates and our more vulnerable populations of children and the disabled. Our targeted tracts with multiple brownfields tend to have multiple public health issues. Because of lower educational attainment levels (our tract average 15% of their residents with no High School Diploma as compared to 8.2% nationally), residents may not be competitive in the labor force and receive benefits from full-time employment. A lack of jobs contributes to a high poverty rate, leaving residents with limited resources and access to medical care.

|   | Daviess | Greene | Knox  | Lawrence | Martin | State | US   |
|---|---------|--------|-------|----------|--------|-------|------|
| Lung Cancer Deaths per 100,000  | 53.1    | 65.6   | 54    | 62       | 61.1   | 59.7  | 48.4 |
| Lung Cancer Incidence (new cases) per 100,000   | 68.2    | 83.8   | 75.6  | 81.6     | 83     | 74.7  | 64.4 |
| Colorectal Cancer (new cases) per 100,000   | 56.3    | 39     | 57.6  | 48.9     | 68.8   | 44.7  | 52.3 |
| Premature Births (%)  | 11.0    | 9.9    | 10.5  | 10.3     | 11.2   | 10.0  | 12.0 |
| Stroke Deaths per 100,000   | 72.2    | 45.9   | 101.9 | 55.2     | 62.0   | 42.2  | 38.9 |
| Renal Disease Deaths per 100,000 (age-adjusted)   | 31.8    | 16.8   | 28.1  | 27.7     | *N/A   | 20.9  | 14.9 |
| Indicators website (Indiana State Department of Health and the Indiana Hospital Assoc): <a href="http://indianaindicators.org/StateDashboard.aspx">http://indianaindicators.org/StateDashboard.aspx</a> |         |        |       |          |        |       |      |
| *N/A: Data not available  |         |        |       |          |        |       |      |

#### V.B.1.c.i: Financial Need: Economic Conditions

There are multiple components that impact the availability of funds and our ability to address brownfields in the Region: the state of the economy, lack of population growth, lack of employment opportunities, and the cost of local response to FEMA-declared disasters. Over the past five years, all five of our Coalition counties were declared major disaster areas by the President according to FEMA, with a total of 10 disasters for the region since 2008. These include damages from flooding, tornados, winds, drought and winter storms. In 2012, the region also had the 10<sup>th</sup> largest severe drought in the nation since 1895. Bicknell, Shoals, and Linton were hit particularly hard by all the disasters. To respond to these disasters, SIDC prepared an economic recovery strategy to establish work items for SIDC to help the region recover from the 2008 flooding disaster. Since the disasters in 2008, SIDC has administered over \$45 million (not including government loans) in financial assistance to the region.

Additionally, Lawrence County has lost over 2,200 jobs since 2008. 1,000 jobs were lost due to the closing of automotive-related Visteon and Dana manufacturing and over 700 jobs were lost due to coal mine closures in the area. The manufacturing sector will continue to have a major impact on District employment and income, but the economic health of the manufacturing sector is dependent on forces outside of the District including but not limited to government policy, development and/or improvement of transportation routes, telecommunications infrastructure and continued positive and negative impacts from the North American Free Trade Agreement (NAFTA). The development of coal and natural gas production and other natural resources is also dependent on forces outside of the District including the overall economy and state and federal environment policy.

#### V.B.1.c.ii. Financial Need: Economic Effects on Brownfields

Our targeted communities also face economic development issues that are exacerbated by the presence of brownfields. Vacant, deteriorating properties cause property values around them to decline, especially as they become hot spots for vandalism and crime. The average poverty level in our targeted communities is about 24% more than State and U.S. levels. The median household income (MHI) across our targeted communities is barely over \$29,000, and is 45% lower than the national MHI. As noted in our Comprehensive Economic Development Strategy (CEDS), there is a region-wide concern about educational

attainment and available jobs. Few go on to higher education, and those who do leave the region, creating a “brain drain.” Our workforce needs more training for our region to match opportunities with individuals.

Many of our communities and counties are operating with decreased budgets due to population loss, decreased tax income, and decreased government funding. Greene and Martin Counties lost 24% of their annual budgets between 2009 and 2014. Lawrence County lost 9%. The towns of Linton and Bicknell lost about 15% of their budgets in the same timeframe. In times like this, it is more important than ever to seek out new influxes of cash through economic development, but the blight of brownfields in our communities is making it difficult to draw employers and investors to the region. Meth lab-related issues strain municipal services and the county health departments. Vacant commercial and industrial properties can drain the tax base, as they require upkeep that draws from municipal finances. Vacant industrial sites, such as the Old Tokheim Industrial Plant, signify a loss of 100 jobs in the region, with an annual wage of almost \$50,000 per job. The environmental concerns deter the sale of the property and the environmental unknowns trouble adjacent homeowners. Real estate values are impacted by the presence of vacant/ underutilized sites in our targeted tracts as shown in the Table below:

| Targeted Tract | Average price of listed homes | Average price of listed homes near Brownfields | Difference |
|----------------|-------------------------------|--|------------|
| Bicknell       | \$ 49,900                     | \$39,146                                       | -22%       |
| Bedford        | \$89,900                      | \$54,090                                       | -40%       |
| Shoals         | \$72,900                      | \$ 36,000                                      | -51%       |
| Washington     | \$84,900                      | \$26,341                                       | -69%       |
| Linton         | \$84,000                      | \$40,833                                       | -51%       |

Real estate data from [www.zillow.com](http://www.zillow.com), accessed 12/9/2014

#### V.B.2.a.i.: Project Description:

**The SIDC Brownfields Revitalization Coalition is requesting a \$600,000 US EPA Brownfields Coalition Assessment Grant for hazardous substances & petroleum products.** The Coalition will be led by SIDC and will include the 5 counties of Knox, Greene, Daviess, Lawrence, and Martin. This grant will fund community outreach, an updated inventory, up to **23 Phase I** ESAs (Environmental Site Assessments), 1 Quality Assurance Project Plan (QAPP), **15 Phase II** ESAs, and **8 Cleanup Plans**. We anticipate these activities will catalyze our efforts to redevelop underutilized industrial sites, revitalize Main Street properties, increase the tax base, and create jobs throughout the region with an emphasis on the targeted tracts of Washington, Linton, Shoals, Bicknell, and Bedford. SIDC has provided assistance with community and economic development on a regional basis to the coalition counties for over 41 years. Our 5 counties encompass a dynamic economic development region united by the **Comprehensive Economic Development Strategy (CEDS)**, which is a result of a local planning process designed to guide the economic growth of the District. The CEDS is developed through broad-based community participation that includes our 49-member committee who represent local governments and the private sectors including industry, utilities, health, and education in our region. It complements local planning efforts as a roadmap for communities to diversify and strengthen our region’s economy.

Brownfields redevelopment has been a targeted regional economic strategy identified in our CEDS since 2002. Through the CEDS, the coalition counties have created an environment for a successful brownfields program. This aligns with our vision to make the SIDC region a place where residents will have a value-oriented community with expanding diversified employment opportunities that are competitive in the technologically oriented ever-changing economy and respectful of the natural environment. SIDC began targeting brownfield redevelopment as a regional goal in 2002. In 2003, the first brownfields inventory of over 80 sites was completed, and SIDC lead the regional effort to assess and redevelop identified sites. Since that time, over a dozen sites have been remediated or redeveloped. Based on our current inventory and experience with petroleum site eligibility, we project needing more hazardous funding than petroleum. Our



most current success story is the 34-acre Crane North project, for which SIDC facilitated the cleanup and redevelopment. Currently 30 acres have been redeveloped with new high technology/high wage private businesses locating on the site and creating approximately 400 jobs. Expected redevelopment outcomes align with the planning for the targeted communities as described below.

| <b><i>Targeted Community Plan Excerpts and Projected Redevelopment Plans for Neighborhood Sites</i></b>  |
|--|
| Washington Comp. Plan: "Address vacant, decaying and blighted properties"; the development goal is to facilitate cleanup, reuse for industry, create local jobs and increase the tax base.   |
| Linton Comp. Plan: "Provide incentives to encourage reuse of vacant industrial/commercial structures"; Redevelop vacant Main Street buildings to encourage business/retail attraction-will remove blight, create local jobs, increase tax base                         |
| Bicknell: Comp. Plan: "Provide financial opportunities to encourage reuse and occupancies of structures in downtown Bicknell"; Redevelop vacant Main Street buildings to encourage business/retail attraction-will remove blight, create local jobs, increase tax base |
| Bedford Stellar Community Plan: "adaptive reuse of the historic depot to establish a focal point for Downtown activities"; the development goal is restoring the depot to remove blight from the greenway, increase tourism.   |
| Shoals- Martin County Comp Plan: "provide more job opportunities by attracting new businesses"; the development goal is to facilitate cleanup, reuse for commercial on gateway into town, create local jobs and increase the tax base.                                 |

Following the award announcement in Spring 2015, SIDC will submit the Memorandum of Agreement (MOA) between our 5 counties to the EPA documenting fund distribution, the mechanism for implementing the assessment work, and site selection process. We will draft and finalize the work plan for EPA approval and provide information for the Cooperative Agreement in Summer 2015. Simultaneously, notification to our communities will be made through press releases, notices to the community-based organizations whose letters appear in Attachment D, our leveraging partners, and via internet resources like social media and our webpage. Upon approval of the EPA workplan, the Request for Qualifications will be issued to procure a contractor; SIDC will select a highly competent environmental consultant in compliance with state and federal procurement requirements (2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500). The selected consultant will be experienced with the EPA and Indiana Brownfields programs, have the capacity to complete the project in 3 years, and have a proven track record with successful U.S. EPA grants, state grants or loans, tax credits, and other incentives. Our consultant will prepare the QAPP to be submitted to the EPA for approval prior to beginning Phase II assessment work, and they will submit eligibility request for identified sites to the IBP for petroleum sites or the EPA for hazardous materials sites.

We will complete the project within 3 years of receiving the Cooperative Agreement. Community involvement will continue throughout the grant term and will include print and online media and social media communication as well as public meetings in each of the targeted communities. Throughout the grant term, SIDC will document the site selection process, submit program and financial quarterly updates, and enter property profile data into the Assessment, Cleanup and Redevelopment Exchange System (ACRES). The minimum of 5 sites requested in this grant will be exceeded, as we plan to perform Phase I Assessments on at least 23 sites. SIDC has already selected several targeted sites for assessment based on community input and the criteria outlined below, and will continue to use the same process throughout the grant term. All Phase I ESAs will be conducted in compliance with **All Appropriate Inquiry and ASTM Standard E1527-13**. For sites prioritized to receive a Phase II, a Sampling and Analysis Plan (SAP) and a Health and Safety Plan will be submitted to EPA for approval. Phase II ESAs will be conducted in compliance with the QAPP and SAP. Cleanup Plans will be developed for prioritized sites requiring remediation prior to redevelopment. Assessments that reveal imminent threat to public health or safety will be provided to the appropriate health departments and IDEM immediately.

SIDC will publish press releases in the local/regional newspapers as well as "Inside Indiana Business," which is delivered by email daily to 45,000 people across the State. A series of meetings with our coalition members and stakeholder partners will be scheduled to initiate the community outreach campaign. SIDC has prepared site access agreement templates for this project but will rely on individual communities to coordinate site access. If necessary, each community has legal means of accessing sites.



**V.B.2.a.ii. Project Timing:** Project timing is outlined below and is based upon discussions with other EPA Brownfields coalitions.

| Key Activities   | Timing: October 2015 through Sept. 2018   |
|--|---|
| CA: Submittal of the Coalition MOA, grant workplan/federal forms to EPA (G)        | June 2015 through August 2015; the CA must be finalized no later than September 2015 and drawdown of funds can occur on October 1, 2015   |
| Outreach and Inventory (G/C)   | In process and throughout term of grant; pipeline of prioritized projects Oct. 2015   |
| Procurement of Consultant (G)  | In compliance with federal procurement guidelines, complete Sept. 2015  |
| QAPP (G/C)   | Pre-QAPP conference call with EPA by Oct. 2015-Approved QAPP by Dec. 2015   |
| Site Access (G)  | Prior to submittal of eligibility requests (Oct. 2015 through EOT)  |
| Eligibility requests (G/C), Phase I (C)  | Eligibility requests to EPA or IBP October 2015; Phase Is can begin upon approval of requests (October 2015); ACRES reporting begins; All activities through July 2018                                  |
| ACRES data entry (G/C)   |   |
| Phase II (C)   | Need approved QAPP and completion of the Phase I, Phase II activities to begin once the Sampling & Analysis and Health and Safety Plans have been approved by EPA (Jan. 2016) and continue through EOT. |
| Cleanup Plans (C)  | Phase II data used for cleanup planning-can begin March 2016 through EOT  |
| Quarterly, MBE/WBE, and Final Reporting (G and C)                                  | Quarterly-Dec. 2015 through Sept. 2018; MBE/DBE annual reports begin October 2016 through EOT; final report due Nov. 2018   |
| (G = grantee) (C = Consultant) (CA=Cooperative Agreement); EOT (End of grant term) |   |

#### V.B.2.a.iii. Site Selection

SIDC will steer the Brownfields Task Force made up of representatives from each county. They will use the CEDS ranking process to prioritize projects with the focus on projects that have strong potential for redevelopment and will create or retain jobs, revitalize downtown Main Streets, attract entrepreneurial business, provide opportunities to improve public health through cleanup, and improve the quality of life in communities suffering from income disparity. **Sites in our targeted communities will rank higher due to poverty rates, unemployment, and established revitalization plans.** Sites will not be ranked unless site access can be arranged, and projects with motivated prospective purchasers/leveraging partners will be ranked higher for leveraging purposes. Former industrial brownfields sites like the Old Tokheim Industrial Plant rank highly because of their proximity to neighborhoods and the detrimental health and socioeconomic effects they could be having on the community. Sites located in Tax Increment Finance zones will also be given priority because of their economic development potential and ability to leverage local funds.

#### V.B.2.b. Task Description and Budget Table

##### V.B.2.b.i. Task Description:

SIDC will address the required minimum of 5 sites with this funding; **23 Phase I's, 15 Phase II's and 8 Cleanup Plans** are outputs for this project. Each member County will have their highest priority sites assessed as the budget allows. 93.5% of the budget is allocated to contractual activities. 71% of the total budget is allocated to Phase II investigations in order to maximize opportunities for redevelopment. Task costs are based upon interviews with previous awardees.

##### Other anticipated outputs include:

- SIDC staff, coalition members, and our partners will conduct an inclusive outreach program in the region to engage the residents of our targeted communities as well as the public at large.
- SIDC staff will update, maintain, and prioritize the regional inventory for brownfields;
- A Quality Assurance Project Plan (QAPP) and associated updates will be prepared.

**Task 1 Programmatic Activities and Outreach:** The \$45,900 budget (\$31,000 haz/\$14,900 petro) includes programmatic/community engagement and personnel costs (\$19,500), travel (\$4,900) and contractual (\$21,500).

**Personnel: \$19,500 (390 hrs at \$50/hr):** (\$13,500 haz; \$6,000 petro): SIDC will:

- Maintain Compliance with Cooperative Agreement and grant and financial reporting
- Participate in brownfields/economic development workshops, conferences

- Advertise RFQ, ensure procurement meets Federal requirements, review proposals, select qualified Environmental Consultant; oversee consultant contract terms/consultant activities
- Track outputs/outcomes; seek partners and project leveraging funds from local, State, and Federal
- Engage the community by providing coordination/support/record for 6 public meetings, 36 stakeholder meetings; draft media releases for newspaper and radio releases, post FAQ sheets and program status on the SIDC website, provide individualized presentations for targeted communities; coordinate/maintain outreach and services that our partners offer this initiative

**Travel: \$4,900:** (\$3,000 hazardous; \$1,900 petroleum): Travel (airfare, lodging, per diem) to the EPA or other regional Brownfield Conferences (\$3,600); other training opportunities (\$1,300)

**Contractual: \$21,500:** (\$14,500 hazardous; \$7,000 petroleum): Costs include drafting technical summaries of activities; assistance with community engagement; participation in stakeholder and property owner meetings; development of presentation materials and handouts.

**Task 2: Inventory and Prioritization:** The \$11,500 budget (\$7,500 haz; \$4,000 petro) includes **no personnel costs**. Costs to meet with stakeholders, collect eligibility data; maintain inventory; input data into EPA's ACRES and the SIDC website will be provided as in-kind services by SIDC. The entire budget is contractual and covers collecting technical data for eligibility requests and the set up and maintenance of the Brownfield Inventory Tool (BIT) created by EPA Technical Assistance to Brownfields program.

**Leveraging: the Indiana Office of Community and Rural Affairs is leveraging \$20,000 towards developing a detailed inventory for the region.**

**Task 3: Phase I and II Environmental Site Assessments (ESAs):**

The \$499,400 budget includes programmatic costs (\$11,000) and contractual costs (\$488,400). Programmatic costs (220 hours at \$50/hr) include arranging site access, contractor oversight, report review, and discussion of findings with stakeholders. Contractual costs include a Quality Assurance Project Plan and annual updates (\$4,000), **23 Phase I ESAs** under **ASTM E1527-13** (15 haz, 8 petro) estimated at \$2,800 each and **15 Phase II ESAs** (10 hazardous, 5 petroleum) under ASTM standards and State guidance estimated at \$28,000 each.

**Leveraging: \$6,000 commitment from SIDC to fund additional Phase I and Phase II activities**

**Task 4: Cleanup Planning:** The \$43,200 budget: (\$27,000 haz and \$16,200 petro) includes programmatic cost (\$2,200) and contractual cost (\$41,000) to develop 8 greener cleanup plans (\$5,000 each). Personnel costs (44 hours at \$50) include meetings with State agencies, property owners, community stakeholders and consultants to develop viable plans and integrate green remediation options.

As mentioned above, this grant will be leveraged with both in-kind and financial support from state and local organizations.

| EPA Brownfields Assessment Budget Request FY2015-2018 |                                  |                                      |                                |                             |                  |
|---|----------------------------------|--------------------------------------|--------------------------------|-----------------------------|------------------|
| Program Tasks:  | Task 1:<br>Programmatic Outreach | Task 2:<br>Inventory, Prioritization | Task 3:<br>Phase I<br>Phase II | Task 4:<br>Cleanup Planning | Budget           |
| <b>Hazardous Budget</b>                               |                                  |                                      |                                |                             |                  |
| Personnel-(non-administrative)                        | \$13,500                         | \$0                                  | \$7,500                        | \$2,000                     | \$23,000         |
| Travel  | \$3,000                          |                                      |                                |                             | \$3,000          |
| Contractual   | \$14,500                         | \$7,500                              | \$324,000                      | \$25,000                    | \$371,000        |
| <b>Total Hazardous</b>                                | <b>\$31,000</b>                  | <b>\$7,500</b>                       | <b>\$331,500</b>               | <b>\$27,000</b>             | <b>\$397,000</b> |
| <b>Petroleum Budget</b>                               |                                  |                                      |                                |                             |                  |
| Personnel-(non-administrative)                        | \$6,000                          | \$0                                  | \$3,500                        | \$1,200                     | \$10,700         |
| Travel  | \$1,900                          |                                      |                                |                             | \$1,900          |
| Contractual   | \$7,000                          | \$4,000                              | \$164,400                      | \$15,000                    | \$190,400        |
| <b>Total Petroleum</b>                                | <b>\$14,900</b>                  | <b>\$4,000</b>                       | <b>\$167,900</b>               | <b>\$16,200</b>             | <b>\$203,000</b> |
| <b>TOTAL EPA BUDGET</b>                               | <b>\$45,900</b>                  | <b>\$11,500</b>                      | <b>\$499,400</b>               | <b>\$43,200</b>             | <b>\$600,000</b> |

### **V.2.c. Ability to Leverage:**

SIDC has extensive expertise in leveraging and developing partnerships that bring resources to our projects. The Indiana Office of Community and Rural Affairs (OCRA) is contributing \$20,000 for SIDC to conduct a detailed brownfields inventory and prioritization effort utilizing the Brownfields Inventory Tool created by the EPA Technical Assistance to Brownfields Program (TAB). SIDC will provide \$6,000 towards Phase I and/or Phase II assessments, the tasks which produce the most critical outputs of the grant project. Additionally, the town of Bedford has been awarded a state-sponsored \$19 M Stellar Grant for town revitalization. The Depot project has been identified in their plan and redevelopment will be leveraged with those funds. Pace, our regional Community Action Program, has a Rural Business Enterprise Grant (maximum \$30,000) for business start-ups as well as Business expansion and entrepreneurship loans that can be made available as sites are redevelopment. Press releases for **additional leveraging resources include recently awarded Blight Elimination Program (BEP)** funds to the cities of Washington (\$459,000), Bicknell (\$415,000), and Greene County (\$945,000). BEP funds are drawn from the Hardest Hit Funds allocated to Indiana. As brownfields cleanup and redevelopment take place, BEP activities will stabilize the neighborhoods setting the stage for business attraction and other reuse. Additional in-kind services will be leveraged through our affordable housing development partner (Herman & Kittle Properties), County Health Departments, local governments. Letters documenting these commitments can be found in **Attachment E**.

Based upon our previous grant experiences, numerous State and federal programs are available to provide leveraging opportunities. Specifically, the **Indiana Finance Authority** offers funding through the State Revolving Loan Fund for Section 319 Projects and the interest rate is reduced 5% for brownfields remediation. The **Indiana Department of Natural Resources** provides funding of up to \$150,000 and \$500,000 for the development of recreational trails and historic preservation projects, respectively. The **Indiana Office of Community and Rural Affairs** offers grant opportunities for Main Street Revitalization (\$400,000), Planning (\$50,000), and Comprehensive Site Redevelopment (\$750,000), which could be utilized to redevelop our brownfields sites. The **US EPA** also offers funding programs that we plan to take advantage of when appropriate. These program include provides opportunities to Brownfields Cleanup Grants (\$200,000), Revolving Loan Funds (1.0MM), Area Wide Planning (\$200,000). The **Economic Development Administration** provides funding for Technical Assistance (\$50,000) that include studies, planning and assistance to advance local economic development, and Public Works funding (\$3.5 MM) For infrastructure expansion and upgrades required for brownfields redevelopment.

### **V.B.3.a Plan for Involving Targeted Community & Other Stakeholders and Communicating Project Progress:**

SIDC began targeting brownfield redevelopment as a regional goal in 2002. Local community identification of brownfields sites began in 2003 and our initial inventory has been updated periodically (most recently Summer 2014). Our targeted brownfields described in this application are a result of SIDC's engagement with our local communities and coalition member counties. The Commission continues to involve stakeholders and the affected community through public meetings held in each county and individual towns. **At the local level, our city/town newspapers and partners' newsletters are our most effective tool to engage community stakeholders.** They have covered brownfields grant awards, assessment, cleanup, and redevelopment stories since 2001.

Our website ([www.sidc.cc](http://www.sidc.cc)) continually evolves to stay up to date on current and past brownfields projects and has posted a draft of the EPA grant application for public comment. As well SIDC utilizes Facebook and email blasts to help spread the word to local communities. SIDC has 34 local units of government (including our counties) and meets individually with all 34 to educate newly elected officials about brownfields and gather their input on the needs of their community to ensure regional communication at the local level. We have encouraged our constituency to review the draft grant application as well as submit sites to the inventory. Annual public meetings are scheduled with our Local

Elected Officials to ensure the priorities of the community are revealed and documented; brownfields sites, revitalization needs and goals will continue to be topics at these events. **PACE, the United Way, and Hoosier Uplands** are significant partners in this initiative since their organizations serve impoverished families and the disabled. They will provide outreach and updates to sensitive populations identified in our targeted communities- families in poverty and the disabled.

SIDC participates in brownfield education programs throughout the State and utilizes the information to help lead communities toward economic development through Brownfield redevelopment. In the formation of the Brownfields Revitalization Coalition in Spring 2014, SIDC has presented twice at each of the 5 County Commissioners meetings and once with each of the targeted communities to inform them of SIDC's intent and to solidify their participation and responsibilities in the coalition initiative.

#### **V.B.3.a.ii Community Progress**

Upon grant award, we will issue a press release about the funded initiative in local newspapers throughout our region and include information about upcoming meetings and outreach sessions. SIDC will also have the press release for local newspapers as well as "Inside Indiana Business," which is delivered by email daily to 45,000 people across the State. Reporting progress to stakeholders will be conducted through the quarterly Commission's Board Meetings, where there is at least one member representing every form of Municipal and County Government in our area. The quarterly progress report which will describe grant activities and projects will also be disseminated using the local newspapers, our website, and online news sources because these remain the most widely read and circulated form of news in our area. Our community based organizations (Section 3c) and leveraging partners (Section 2c) will also be provided quarterly reports and notices of meetings in their service areas to inform and encourage their constituencies to participate. English is our primary language of communication, but **translators, sign language interpreters, and translated documents will be made available upon request to assist non-English speaking or hearing-impaired residents.** Local dialogue and public input will continue as cleanup decisions are made in individual communities and reuse plans are developed with support from the Indiana Brownfields Program and local Health Departments. As a member of the Board of Directors for the Indiana Association of Regional Councils, our Executive Director will continue to advocate the EPA Brownfields initiative. He has been a mentor to other rural coalitions in Indiana and nationally through National Association of Development Organizations.

#### **V.B.3.b.i Local/State Environmental Authority**

SIDC will continue to work closely with the Indiana Brownfields Program (IBP) and the Indiana Department of Environmental Management (IDEM) on all of our region's Brownfield projects. We have an established history with both IBP and IDEM on both hazardous and petroleum brownfields **The IBP performs environmental technical oversight and review for all brownfields projects receiving financial or legal assistance** (including US EPA grants). IBP utilizes the IDEM Remediation Closure Guide (RCG), to achieve a balance between environmental protection and economic development. Following the RCG allows the opportunity for a site to achieve risk-based closure or make a seamless transition to or from IDEM remediation programs. The IBP, which has brownfield oversight for the State, will **review/approve petroleum eligibility requests** for this initiative. The IDEM has cleanup authority for the State and will work in concert with the IBP to **approve cleanup plans, liability limiting letters** for prospective purchasers, and **deed restrictions** (if needed) to promote redevelopment. Through IBP, we can also seek IDEM assistance if a site poses an imminent environmental threat to residents or the environment.

#### **V.B.3.b.ii) Other Relevant Governmental Partnerships:**

The EPA and the IBP will be significant partners in providing funding and technical assistance as we build our capacity and seek to establish a Coalition brownfield program. The **Indiana Department of Natural Resources** is a significant resource for historic preservation as well recreational trails and parks. The **Indiana Office of Community and Rural Affairs** provides resources to shape rural communities' visions

for community and economic development as they grapple with brownfields. They fund infrastructure construction, downtown revitalization, community facilities projects, and clearance and redevelopment funding. The **Economic Development Administration**, which provides funding and technical assistance to our distressed communities to revitalize, expand, and upgrade their physical infrastructure to attract new industry, encourage business expansion, diversify local economies, and generate or retain long-term, private sector jobs and investment. Other State partners include the **Indiana Department of Transportation** provides funds for safe, efficient means of transportation and enhancements such as lighting, sidewalks, pedestrian and bicycle infrastructure, making our communities livable and walkable and the **Indiana Housing and Community Development Authority** that creates housing opportunities by facilitating tax credits for affordable housing projects.

**V.B.3.c.i. Partnerships with Community Organizations: Community Organization Description:**

The following Community Organizations are current partners with SIDC. The table below is a general description of their organizations and their role. Due to space limitations, a detailed table can be found in Attachment D outlining each organization's strong commitment to the project.

| Organization Names and Descriptions   | Role of Organization in Grant Activities  |  |  |
|---|---|--|--|
|   | Aid in property redevelopment, advocate the program to local government officials | Heighten community engagement, site selection and prioritization, collect and disperse information | Assist with planning and/or heighten local awareness |
| <b>Economic Development Organizations</b>                                   |   |  |  |
| Daviess County Economic Development Foundation                              | X   |  |  |
| Martin County Alliance for Economic Growth                                  |   | X  |  |
| Lawrence County Economic Growth Council                                     |   |  | X  |
| Greene County Economic Development Corp.                                    | X   |  |  |
| Knox County Development Corporation   | X   |  |  |
| Radius  |   | X  |  |
| <b>Nonprofits Working with Impoverished Residents/Community Foundations</b> |   |  |  |
| United Way of Daviess County  |   |  | X  |
| Pace  | X   |  |  |
| Hoosier Uplands   |   |  | X  |
| Community Foundation Partnership  |   |  | X  |
| Greene County Foundation  |   |  | X  |
| <b>Community Development Organizations/Business Member Organizations</b>    |   |  |  |
| Linton Community Development Corporation                                    |   | X  |  |
| Linton-Stockton Chamber of Commerce   | X   |  |  |
| Knox County Chamber of Commerce   |   |  | X  |
| Daviess County Chamber of Commerce  |   | X  |  |
| <b>Downtown Improvement Organizations/Historical Society</b>                |   |  |  |
| Rediscover Downtown Linton  |   | X  |  |
| Martin Historical Society   |   | X  |  |

**V.B.3.c.ii. Letters of Commitment: Please see Attachment D**

**V.B.4.a.i. Health and/or Welfare Benefits**

SIDC is working diligently to improve the quality of life for our residents and setting the stage for attraction of businesses and jobs. Our City is adversely affected by a combination of chronic health conditions, poverty and the low availability of higher paying jobs. With this initiative, the Brownfields Coalition is tackling the

issues of poverty, unemployment, and quality of life by removing sources of contamination and blight related to our brownfields. Assessment activities will lead to the eventual remediation of these sites which will limit exposure to carcinogenic, mutagenic and teratogenic substances, particularly to vulnerable populations (children and the disabled).

| <b>HEALTH, WELFARE AND ENVIRONMENTAL BENEFITS FOR NEIGHBORHOOD SITES</b> |   |
|--|---|
| <b>Bicknell -4 Blocks of Abandoned Commercial Buildings:</b>             | Creating retail business in place of vacant buildings formerly used as restaurants, auto repair, and a gas station. Assessments will lead to cleanups to remove potential contaminant sources in an impoverished area, help the local economy, as well as improving public health by abating buildings containing friable asbestos. |
| <b>Shoals, Abandoned Gas Station:</b>                                    | Creating a small retail business on the gateway into Shoals will create jobs. Assessment will lead to clean up a potential contaminant source to neighboring residences.  |
| <b>Linton Main Street Buildings:</b>                                     | Assessment is the first step to Main Streets revitalization which leads to remediating potential contaminant sources. A vibrant, walkable downtown benefits the disabled, creates jobs or more retail services.   |
| <b>Bedford, Railroad Depot:</b>  | Assessment would lead to remediation of soils/groundwater to remove source contamination. Historic restoration of the depot as a tourist attract will create jobs, preserve the City's character, remove blight   |
| <b>Washington, Tokheim Industrial:</b>                                   | Assessment and removal of potential contaminant sources would remove barriers to redevelopment, create local jobs, increase tax revenues, and remove blight in the neighborhood.  |

#### **V.B.4.a.ii Environmental Benefits**

This grant will allow the City to assess more brownfields, continue identifying risks to residents including the potential exposure pathways, and take steps to remediate or mitigate risks. Removing or mitigating potential contaminants at our sites will lead to a healthier environment. Demolishing deteriorating structures with barren grounds will decrease localized particulate matter and improve air quality. As new development occurs, stormwater management will eliminate run-off from these sites reducing CSO events. Because brownfields are located in impoverished areas, we will also begin to alleviate environmental justice concerns in our targeted communities. Please see the table in the previous section for anticipated environmental benefits associated with assessment of our targeted sites.

#### **V.B.4.b.i Planning, Policies, Ordinances or Other Tools:**

Our Comprehensive Economic Development Strategy (CEDS) identifies sustainable redevelopment as a priority on multiple fronts. The CEDS identifies high-priority brownfields sites in each County. Redeveloping brownfields promotes infill development and infrastructure reuse. With concerns about sprawl and the use of prime agricultural land, the redevelopment of Brownfields sites is of prime importance. SIDC integrates sustainable measures into every project. An example is our recent \$24 M CSO project (Washington); overflows are diverted to a 5-million-gallon storage tank and held until it can be treated by the wastewater plant. Any additional runoff is routed to a constructed wetland and then through UV-disinfection system before discharge. As mentioned in the Project Description section, each of our targeted communities utilize their comprehensive plans to facilitate sustainable redevelopment.

#### **V.B.4.b.ii Integrating Equitable Development or Livability Principles:**

Brownfields cleanup and redevelopment improves the marketability of the Region, utilizes existing infrastructure and discourages sprawl through infill development, preserves our historic character, and removes sources of contamination to make our communities healthy places to live.

The Battery Innovation Center (BIC) project is a good example of integrating livability principles **by increasing economic competitiveness and leveraging federal investment**. In 2012, Southern Indiana Development Commission (SIDC), on behalf of the BIC, applied for and was awarded an Economic Development Administration (EDA) I6 Challenge Grant (a national competition) in the amount of \$1M for assisting with the Proof of Concept idea development creating partnerships between the BIC, the Battery Innovation Center Institute (BICI), SIDC, Purdue University, and Penn State University. Other partners of the BIC include the Indiana Economic Development Corporation (IEDC) for \$1M in grant and the Utility



District of Western Indiana Rural Electric Membership Corporation (UDWI-REMC) for \$100K in interest free revolving loan funds (funds initially provided in 2012 by a \$1M USDA Rural Economic Development Loan and Grant Program. The jobs being created are mostly all high technology driven Engineering and Laboratory Specialists (Scientists) for research and development.

The outcomes of this brownfields initiative mirror the Livability Principles developed by the DOT, HUD, and the EPA. **More transportation choices will be provided** as sites like the downtown buildings are redeveloped, which will provide much-needed high-quality jobs for impoverished residents, as well as recreation within walking distance of residents' homes (Milwaukee RR Depot). **Equitable housing will be promoted**, especially for our disabled population, as developers who create affordable housing with units for disabled residents, such as Herman and Kittle Properties, will be sought out to reuse sites such as the Abandoned Commercial Buildings. **Economic competitiveness will be increased** as we provide more options for high-growth economic sectors like manufacturing with redevelopment of sites such as the Old Tokheim Industrial Plant. **Existing communities will be supported** because redevelopment will focus on providing quality jobs within the communities, with our workforce development partner standing ready to make sure that available jobs go to those who need it most. **Federal investment will continue to be leveraged** as Housing and Urban Development funds, distributed through programs such as the Blight Elimination Program, will be used to revitalize our housing sector as we do the same in the commercial and industrial sectors through our Brownfields Initiative. **Communities and neighborhoods will be valued** through redevelopment of Main Street areas (in Shoals, Washington, Linton, Bedford and Bicknell) in accordance with these community's Master Plans, to provide space for shopping, dining, and recreation in town centers that will attract entrepreneurial small businesses.

#### **V.B.4.c.i. Economic Benefits:**

Given the statistics regarding poverty in our targeted communities, creating quality jobs close to home is one of our highest priorities, and we hope to move forward on that objective through the brownfields program. An example of the economic impact some of the region's other brownfield sites could achieve is described using an economic analysis tool developed by Ball State University ([http://bsu.edu/mcobwin/county\\_profiles/](http://bsu.edu/mcobwin/county_profiles/)). The Old Tokheim Industrial Plant sits on 10 acres in Daviess County. The site has likely contamination as a former RCRA generator and has been vacant for almost 20 years. However, once remediated, this site will be a highly attractive property due to size and location. **An estimate of 100 jobs could be created (estimated 10 jobs per acre), and this site alone would output more than \$6 million into the county and provide state and local governments with almost \$100,000 in indirect business tax.** These estimates do not factor in additional jobs and taxes in other sectors that would provide services to an influx of 100 employees. Shoals lost an opportunity to have a Dollar Store due to environmental issues associated with the former gas station. Another retailer may create 6 jobs and provide almost \$ 32,000 in indirect business tax. Opportunities are lost in Bicknell, Linton, and Bedford due to blighted conditions of their sites causing an unattractive impression of their communities. Assessment funds can begin the process towards redevelopment of our brownfields sites.

#### **V.B.4.c.ii Job Creation Potential: Partnerships with Workforce Development Programs:**

Elevating our residents' job skills will be critical to improving quality of life for our citizens. SIDC is actively working to bridge the gap between education and the workforce, and has identified manufacturing as a target industry for development. We have one major institution of higher education, Vincennes University that is developing a Manufacturing Center. Vincennes University strives to make their educational programs available to both traditional students and adult learners, providing evening class options and accelerated degree programs for older students. This creates an opportunity for our residents to achieve higher education close to home, and then, with redevelopment of industrial brownfields, return to manufacturing or technology jobs within their own neighborhoods.

Any jobs created as a result of the Brownfields Initiative will be advertised in local newspapers and on web-based employment resources like CareerBuilder, Indiana career connect and Craigslist. We will stay

apprised of potential employers moving to the Region and inform residents about upcoming opportunities via social media and our website. Our workforce development partners include Jobs for America's Graduates (High School Seniors), On the Job Training (Adult training assistance), Trade Adjustment Assistance (Training after job loss), WIN Career Readiness (Online Skills Training), WorkINdiana (Adult training assistance), and Advanced Manufacturing & Logistics (Manufacturing training).

More specific to our EPA Brownfields Revitalization Coalition Initiative, we intend to hire a qualified environmental consultant that will employ our local subcontractors and service providers. As cleanup and redevelopment takes place, this practice will continue.

**V.B.5.a. Programmatic Capability and Past Performance:**

SIDC has served as a keystone aspect of building regional partnerships and local capacity for more than 41 years and has an experienced team familiar with implementation and compliance with State and Federal grant programs. Success stories include the cleanup of Crane North, Russ Tire Center, Worthington Gas Station, J&L Tire, Williams Hotel, Sandborn Downtown Buildings, and the Lawrence County Annex facility. The Crane North project involved cleanup of a 34 acre site as well as redevelopment. Currently, 30 acres have been redeveloped with technology-related businesses, creating approximately 400 high-wage jobs. There are a total of twenty-nine (29) incorporated areas in our district; of the twenty-nine incorporated areas, only three have populations in excess of 10,000. These include: Bedford (pop. 13,768), Vincennes (pop. 18,701), and Washington (pop. 11,380).

**Greg Jones, Executive Director**, will serve as the Project Lead. His responsibilities include directing and promoting multi-county development districts and the formation and implementation of the district's work program. He has been serving SIDC for 14 years and has a background in urban planning.

**Rex Knight, Project Coordinator**, will focus on economic development aspects of the Brownfields Project. He has been with SIDC for over 4 years, and assists with grant writing, income surveys, environmental reviews, community meetings, and public hearings. Rhonda Rumble, Project Specialist, will provide community development and health-focused services for the Brownfields Program, as she has done for SIDC for over 12 years. Matt Sward, Development Specialist, will focus on transportation aspects of the project. He has monitored local needs, local assistance programs, and traffic counts for SIDC since 2007. Michelle Carrico is a Program Manager for SIDC, and has been with the organization since 1995. She will set up financial systems and monitor the budget. She is a Certified Grant Administrator through the Indiana Office of Community and Rural Affairs. SIDC will be supported by the coalition brownfields task force made up of coalition member representatives from each of the region's five counties.

To complete the project SIDC will require a qualified environmental consultant, who will be selected in compliance with state and federal procurement requirements. We will select a consultant experienced with the EPA and Indiana Brownfields programs, which have the capacity to complete the project in 3 years, and has a proven track record of success with EPA Brownfields assessment projects. Our consultant will prepare all technical documents and will guide us through the environmental review stages of our Brownfields Initiative. Should staff turnover or additional consultants or subcontractors be necessary, we will be prepared to address the situation. Having multiple staff members involved will ensure cross-training, so the incoming staff member can be appropriately trained. If additional consultants or subcontractors are required, we will utilize the same procurement process as in our initial search.

**V.B.5.b. Audit Findings:**

SIDC has not had any adverse audit findings.

**V.B.5.c.ii Past Performance and Accomplishments:**

This would be SIDC's first EPA Brownfields Assessment Grant. However, SIDC has vast experience in federal and state grant projects. Since the disasters in 2008, SIDC has completed 23 housing, 41 community infrastructure, 7 community facility, 5 Economic Development, 2 clearance and 16 planning projects for a total of 94 projects with a total grant investment of \$45,309,797 that SIDC has helped communities receive,

manage and expend funds within federal and state guidelines. This includes ensuring grant activities are in compliance with the reporting requirements, work plan, environmental compliance, schedule, and terms and conditions, and the expected progress toward the outputs and outcomes. SIDC has even applied for EPA Assessment funding prior to 2008 but was not successful at that time. Since then, SIDC has bolstered its brownfields program and made redevelopment of underutilized and vacant commercial and industrial sites a major priority in each of its five counties. The Table below provides recent projects that SIDC has sought funding for and managed. In each instance, the grant activities are in compliance with the reporting requirements, work plan, schedule, and terms and conditions, and the expected progress toward the outputs and outcomes.

| Funding Agency   | Project   | Grant \$ Leveraged                     | Program Compliance   | Output Outcome   |
|--|---|--|--|--|
| EDA  | Farbest Foods Inc. Water/Waste Water (infrastructure) | \$1.6 MM (EDA)<br>\$1.6 MM (KCDC)      | Administered grant funds and provided oversight of construction and contractors                                | Construction & management of wastewater infrastructure<br>Private capital investment to total \$70M and provided the opportunity for 600+ new jobs                       |
| Indiana OCRA   | Farbest Foods Inc. Equipment Purchase                 | \$1.5 MM (OCRA)<br>\$1.16 MM (Farbest) | Administered grant funds, negotiated for manufacturing equipment, and ensured financial compliance             | Construction & management of wastewater infrastructure<br>Private capital investment to total \$70M and provided the opportunity for 600+ new jobs                       |
| EDA  | Proof of Concept Center Development                   | \$ 1 MM<br>\$ 1 MM                     | Administered grant funds to ensure financial compliance  | Construction of facility<br>Partnered with Purdue and Penn State Universities that matched in-kind of human capital for expertise purposes - \$250K from each university |
| Indiana OCRA   | Combined Sewer Overflow                               | \$ 9 MM<br>\$ 15.2 MM                  | Administered grant funds to ensure financial compliance and provided oversight of construction and contractors | Construction and management of stormwater infrastructure<br>CSO system is in full operation and recognized as a Green Project  |
| EDA  | Westgate Academy                                      | \$ 6.6 MM<br>\$ 2.2 MM                 | Administered grant funds to ensure financial compliance and provided oversight of construction and contractors | Construction of State of The Art facility<br>Operational high security incubator that complies with Department of Defense (DoD) requirements                             |
| IHCDA  | Senior Citizen Housing                                | \$ 500,000<br>\$ 1 MM                  | Administered grant funds to ensure financial compliance and provided oversight of construction and contractors | Construction of housing facility<br>Future 42-unit housing facility for seniors (62 years of age and older) or disabled individuals who qualify                          |
| <b>OCRA:</b> Office of Community and Rural Affairs; <b>IHCDA:</b> Indiana Housing and Community Development Authority; <b>EDA:</b> Economic Development Administration; <b>KCDC:</b> Knox County Development Corporation |   |  |  |  |

### Appendix 3 Assessment Other Factors Checklist

Name of Applicant: Southern Indiana Development Commission

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

|   | <b>Other Factor</b>  | <b>Page #</b> |
|---|--|---------------|
| x | Community population is 10,000 or less. The majority of communities that SIDC services are less than 10,000.   | 1             |
|   | Federally recognized Indian tribe.   |               |
|   | United States territory.   |               |
|   | Applicant will assist a Tribe or territory.  |               |
| x | Targeted brownfield sites are impacted by mine-scarred land.   | 1             |
| x | Targeted brownfield sites are contaminated with controlled substances.   | 1             |
| x | Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.   | 4             |
| x | Project is primarily focusing on Phase II assessments.   | 7             |
| x | Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.  | 9             |
| x | Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.      | 4             |
|   | Recent (2008 or later) significant economic disruption ( <u>unrelated</u> to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base. |               |

|  |  |
|--|--|
| <p>Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to</p> |  |
| <p>EPA a list of the core partners/implementation strategy parties for each of the 12 “manufacturing community” designees, which EPA would use to verify this other factor.</p>  |  |
| <p>Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, <b>applicant must attach documentation</b> which demonstrates this current designation.</p>  |  |
| <p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b></p>  |  |
| <p>Applicant is a HUD Promise Zone community. To be considered, <b>applicant must attach documentation.</b></p>  |  |
| <p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>  |  |

# Attachment A

## Threshold Documentation

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## SECTION III - APPLICANT AND SITE ELIGIBILITY INFORMATION

### III.A. Threshold Criteria for Assessment Grants

1. Applicant Eligibility

Southern Indiana Development Commission (SIDC) is a quasi-governmental entity created by State Statute (IC 36-7-7) and is applying as lead coalition member of the Commission's five county Brownfield's Coalition. SIDC operates under the direct order of the Commissioners of each County and has been recognized and certified by an Executive order of the Governor of the State of Indiana, a copy of which can be found under attachment C. The agreement in Attachment H from Coalition members representing Daviess, Greene, Knox, Lawrence and Martin Counties agree to be a part of our coalition and support their respective Counties. Each County (Daviess, Greene, Knox, Lawrence, and Martin) is a general purpose unit of local government as defined under 40 CFR Part 31.

2. Letter from the State or Tribal Environmental Authority

The Letter from the Indiana Department of Environmental Management is included in Attachment B.

3. Community Involvement (further information in section V.B.3. of the narrative proposal, p. 9-11)

SIDC began targeting brownfield redevelopment as a regional goal in 2002. Local community identification of brownfields sites began in 2003 and our initial inventory has been updated periodically (most recently Summer 2014). Our targeted brownfields described in this application are a result of SIDC's engagement with our local communities and coalition member counties. The Commission continues to involve stakeholders and the affected community through public meetings held in each county and individual towns. At the local level, our city/town newspapers and partners' newsletters are our most effective tool to engage community stakeholders. They have covered brownfields grant awards, assessment, cleanup, and redevelopment stories since 2001.

Our website ([www.sidc.cc](http://www.sidc.cc)) continually evolves to stay up to date on current and past brownfields projects and has posted a draft of the EPA grant application for public comment. As well SIDC utilizes Facebook and email blasts to help spread the word to local communities. SIDC has 34 local units of government (including our counties) and meets individually with all 34 to educate newly elected officials about brownfields and gather their input on the needs of their community to ensure regional communication at the local level. We have encouraged our constituency to review the draft grant application as well as submit sites to the inventory. Annual public meetings are scheduled with our Local Elected Officials to ensure the priorities of the community are revealed and documented; brownfields sites, revitalization needs and goals will continue to be topics at these events. PACE, the United Way, and Hoosier Uplands are significant partners in this initiative since their organizations serve impoverished families and the disabled. They will provide outreach and updates to sensitive populations identified in our targeted communities- families in poverty and the disabled.

SIDC participates in brownfield education programs throughout the State and utilizes the information to help lead communities toward economic development through Brownfield redevelopment. In the formation of the Brownfields Revitalization Coalition in Spring 2014, SIDC has presented twice at each of the 5 County Commissioners meetings and once with each of the targeted communities to inform them of SIDC's intent and to solidify their participation and responsibilities in the coalition initiative.

4. Site Eligibility and Property Ownership Eligibility (Site-Specific Proposals Only)

As this is a Community-wide Assessment Grant Proposal, this criterion is not applicable.

# Attachment B

## Letter from the State

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## INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

*We Protect Hoosiers and Our Environment.*

100 N. Senate Avenue • Indianapolis, IN 46204

(800) 451-6027 • (317) 232-8603 • [www.idem.IN.gov](http://www.idem.IN.gov)

Michael R. Pence  
*Governor*

Thomas W. Easterly  
*Commissioner*

December 19, 2014

Mr. Greg Jones, Executive Director  
Southern Indiana Development Commission  
PO Box 442 -405 JFK Ave City Hall Annex Suite A  
Loogootee, Indiana 47553

Re: U.S. EPA Brownfields Grant Proposal  
IDEM Acknowledgement Letter  
Coalition Assessment  
Hazardous Substances and Petroleum  
Southern Indiana Development  
Commission Coalition  
Indiana

Dear Mr. Jones:

This letter is provided in support of the Southern Indiana Development Commission (SIDC) Coalition consisting of the Counties of Daviess, Greene, Knox, Lawrence, and Martin (Coalition) proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Assessment Grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that the SIDC is requesting \$600,000 for hazardous substances and petroleum. IDEM understands that this funding will be utilized to conduct community outreach; to expand the current brownfield inventory and prioritize sites based on strong developer commitment, reuse of existing infrastructure, leveraged funds, and projects that encourage commercial/industrial and entrepreneurial investment; to conduct 23 Phase I and 15 Phase II environmental site assessments on the highest priority brownfields to determine presence/extent of contamination; and to create 8 Remedial Action Plans and/or Human Health and Ecological Risk Assessments, as necessary, to facilitate the cleanup and/or redevelopment process.

IDEM believes that the Coalition has demonstrated its commitment to redeveloping brownfields by its members taking advantage of financial and technical assistance offered by U.S. EPA and the Indiana Brownfields Program and other partners in the past (e.g., Russ Tire Center in Bloomfield, H&L Tire in Linton, Crane North in Shoals). This Assessment grant funding will help the Coalition continue its

U.S. EPA Brownfields Grant Proposal  
IDEM Acknowledgement Letter  
December 19, 2014  
Page 2 of 2

efforts to address brownfields within the Coalition member communities. Should an opportunity arise for the Coalition to need cleanup/closure at any of the sites investigated with this grant funding, IDEM realizes that the Coalition is committed to working with the Indiana Brownfields Program for oversight and/or the IDEM Voluntary Remediation Program depending on the specific need of each site.

Based on the information submitted, IDEM considers the Coalition an excellent candidate to receive U.S. EPA grant funding to continue its brownfield redevelopment efforts, which support Indiana's brownfield initiative. IDEM is pleased to assist and looks forward to continuing its partnership with the Coalition members. For further assistance, please contact Michele Oertel of the Indiana Brownfields Program toll free at (800) 451-6027, ext. 4-0235, or directly at (317) 234-0235 or at [moertel@ifa.in.gov](mailto:moertel@ifa.in.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce A. Oertel", written in a cursive style.

Bruce A. Oertel, Chief  
Remediation Services Branch  
Office of Land Quality

BAO/mmo

cc: (via electronic transmission)  
Rhonda J. Rumble, SIDC  
Michelle Carrico, SIDC

# Attachment C

## Documentation of Applicant Eligibility

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IC  -  -  - [Help](#)**Information Maintained by the Office of Code Revision Indiana Legislative Services Agency**

11/22/2004 04:19:08 PM EST

**IC 36-7-7****Chapter 7. Regional Planning Commissions****IC 36-7-7-1****Application of chapter**

Sec. 1. This chapter applies to any area consisting of two (2) or more counties (referred to as a "region" in this chapter).

*As added by Acts 1981, P.L.309, SEC.26.*

**IC 36-7-7-2****Establishment**

Sec. 2. (a) The legislative bodies of all the counties in a region may, by concurrent resolutions, request the establishment of a regional planning commission (referred to as a "commission" in this chapter). Official copies of the resolutions must be forwarded to the governor, who shall then appoint himself or a member of his staff to immediately notify the other members of the commission and to act as temporary chairman for the election of officers. The commission shall, by resolution, designate a name for itself that reflects the commission's role and function and that may include the words "Regional Planning Commission".

(b) This subsection applies to each commission established after July 1, 1978. A county participating in a commission is not subject to the tax imposed under section 12 of this chapter, unless all the concurrent resolutions establishing the commission accept the application of the tax.

*As added by Acts 1981, P.L.309, SEC.26. Amended by P.L.144-1992, SEC.1.*

**IC 36-7-7-3****Counties transferring membership between commissions or joining existing commissions; procedure**

Sec. 3. (a) A county may request a change in its participation from one commission to another, or request to join a commission if it is not participating, under subsection (b).

(b) The legislative body of the county must, by resolution, request the inclusion of the county in the commission. The county auditor shall transmit a copy of the resolution to the governor, the chairman of the commission, and, if applicable, the chairman of the commission that the county is requesting to leave.

(c) The commission to be joined may consider a request under subsection (b). It may, by a majority vote of all its members, adopt a resolution including the requesting county in the commission.

(d) Whenever a resolution is adopted under subsection (c), the chairman of the commission shall call a meeting to organize the enlarged commission. He shall call to this meeting all members of the commission plus:

(1) if the new county is changing its participation from one commission to another, the persons

from that county who served on the commission that the county is leaving; or

(2) if the new county has not been participating, a representative of the executive of that county.  
*As added by Acts 1981, P.L.309, SEC.26.*

#### **IC 36-7-7-4**

##### **Members; appointment; compensation; certification; vacancies**

Sec. 4. (a) The following members of the commission shall be appointed from each county in the region:

(1) A representative of the county executive who may be either a member of the executive or a person appointed by it.

(2) A representative of the county fiscal body who must be a member of the fiscal body.

(b) The following members of the commission shall be appointed from each county in the region having a population of more than fifty thousand (50,000):

(1) The county surveyor or a person appointed by the surveyor.

(2) Two (2) persons appointed by the executive of each municipality having a population of more than fifty thousand (50,000).

(3) One (1) person appointed by the executive of each of the seven (7) largest municipalities having a population of less than fifty thousand (50,000). If there are fewer than seven (7) municipalities, enough additional persons appointed by the county executive to bring the total appointed under this subdivision to seven (7).

(c) The following members of the commission shall be appointed from each county in the region having a population of less than fifty thousand (50,000):

(1) One (1) person appointed by the executive of each of the five (5) largest municipalities or of each municipality if there are fewer than five (5).

(2) If there are fewer than five (5) municipalities, enough additional persons appointed by the county executive to bring the total appointed under this subsection to five (5).

(d) One (1) voting member of the commission shall be appointed by the governor.

(e) At least two-thirds (2/3) of the commission members must be elected officials. All persons appointed to the commission must be:

(1) knowledgeable in matters of physical, social, or economic development of the region; and

(2) residents of the municipality, county, or region that they represent.

A member of the commission may also serve as a member of a plan commission in the region.

(f) Members of the commission shall serve without salary but may be reimbursed for expenses incurred in the performance of their duties.

(g) The respective appointing authorities shall certify their appointments, and the certification shall be retained as a part of the records of the commission.

(h) If a vacancy occurs by resignation or otherwise, the respective appointing authority shall appoint a member for the unexpired term. Members shall be certified annually, and their terms expire on December 31 of each year.

*As added by Acts 1981, P.L.309, SEC.26. Amended by Acts 1981, P.L.310, SEC.63; P.L.144-1992, SEC.2; P.L.168-1994, SEC.1; P.L.165-2003, SEC.4.*

#### **IC 36-7-7-4.1 Repealed**

*(Repealed by P.L.165-2003, SEC.7.)*

#### **IC 36-7-7-5**

**Officers; meetings; notice; rules; record of proceedings; quorum**

Sec. 5. (a) At its first regular meeting in each year the commission shall elect from its members a chairman, vice chairman, secretary, and a treasurer, not more than two (2) of whom may be from the same county. If the region is divided into subregions under section 10 of this chapter, there must be at least one (1) officer from each subregion. The vice chairman may act as chairman during the absence or disability of the chairman.

(b) The commission shall fix the time and place for holding regular meetings, but it shall meet at least quarterly and at such other times as may be established by the commission or the executive board. Special meetings of the commission may be called by the chairman or by five (5) members of the commission upon written request to the secretary. The secretary shall send to all the members at least forty-eight (48) hours in advance of a special meeting a written notice fixing the time and place of the meeting. Written notice of a special meeting is not required if the time of the special meeting has been fixed in a regular meeting, or if all the members are present at the special meeting. Notice of any meeting may be waived by a member by a written waiver filed with the secretary.

(c) The commission shall adopt rules for the transaction of business and shall keep a record of its resolutions, transactions, findings, and determinations, which is a public record.

(d) A majority of members constitutes a quorum. An action of the commission is official, however, only if it is authorized by a majority of the commission at a regular or properly called special meeting with at least one (1) member from each county in the region present.

*As added by Acts 1981, P.L.309, SEC.26. Amended by Acts 1981, P.L.310, SEC.64.*

**IC 36-7-7-6****Executive board**

Sec. 6. (a) The commission shall elect from among its members an executive board consisting of:

- (1) the four (4) officers of the commission;
- (2) one (1) member of the commission from each county in the region;
- (3) one (1) additional member of the commission from each

county in the region having a population of more than fifty thousand (50,000); and

- (4) the nonvoting member of the commission appointed by the governor.

All members shall be elected by a vote of the full membership of the commission.

(b) If a vacancy occurs in the executive board a successor shall be elected from among the members in the same manner as the member whose position has been vacated.

(c) The executive board shall conduct the business of the commission, except for:

- (1) the adoption and amendment of bylaws, rules, and procedures for the operation of the commission;
- (2) the election of officers and members of the executive board as provided in this chapter; and
- (3) the adoption of the annual appropriation budget after review by the executive board.

(d) The executive board shall meet regularly at least once each month, unless otherwise determined by its members. The executive board shall notify the full membership of the commission of all its meetings with copies of its preliminary or final agendas and shall report all its actions and determinations to the full membership of the commission.

(e) A majority of members constitutes a quorum. An action of the executive board is official, however, only if it is authorized by a majority of the board at a regular or properly called special meeting. Any action of the executive board shall be reviewed at the next regular meeting of the commission following the executive board's action, and upon the written request of a member of the commission, the action shall be brought to a vote of the full commission.

*As added by Acts 1981, P.L.309, SEC.26.*

**IC 36-7-7-7****Powers and duties**

Sec. 7. (a) The commission shall institute and maintain a comprehensive policy planning and programming and coordinative management process for the region. It shall coordinate its activities with all units in the region and shall coordinate the planning programs of all units and the state. Except when a commission exercises powers under subsection (j), the commission shall act in an advisory capacity only.

(b) The commission may provide technical assistance to any unit in the region that requests it. This technical assistance includes the provision of skills and knowledge for planning, developing, administering, improving, and securing:

- (1) public and private grants-in-aid;
- (2) cooperative arrangements between governments; and
- (3) the performance of governmental powers and duties.

(c) The commission may divide its jurisdiction into subregions under section 10 of this chapter for purposes appropriate to the study,

analysis, or coordination of specific problems or concerns. The commission may conduct all necessary studies for the accomplishment of its duties. It may publicize and advertise its purposes, objectives, and findings and may distribute reports on them. It may provide recommendations when requested to the participating units and to other public and private agencies in matters relative to its functions and objectives and may act when requested as a coordinating agency for programs and activities of such agencies as they relate to its objectives. The commission may not implement, enter into an agreement for, or propose a program that includes interstate wastewater management or disposal.

(d) The commission may adopt by resolution any regional comprehensive or functional plan, program, or policy as its official recommendation for the development of the region, subject to the power of a county to exempt itself under section 9 of this chapter. The commission shall make an annual report of its activities to the legislative bodies of the counties and municipalities in the region.

(e) The commission may receive grants from federal, state, or local governmental entities or from individuals or foundations, and may enter into agreements or contracts regarding the acceptance or use of those grants and appropriations for the purpose of carrying out any of the activities of the commission. A county or municipality may, from time to time upon the request of the commission, assign or detail to the commission any employees to make special surveys or studies requested by the commission.

(f) For the sole purpose of providing adequate public services, the commission may acquire by grant, gift, purchase, lease, devise, or otherwise and hold, use, improve, maintain, operate, own, manage, or lease (as lessor or lessee) such real or personal property as the commission considers necessary for that purpose. The commission may apply for, receive, and expend grants, loans, or any other form of financial assistance available under any federal grant program.

(g) The commission may enter into coordinative arrangements with any adjacent county or municipality in Indiana or an adjoining state, or with an overlapping multicounty or interstate planning or development agency, state agency, or federal agency, as are appropriate to the achievement of its objectives or to address a common issue. However, the commission may not delegate any of its powers or duties.

(h) The commission may appoint advisory committees to assist in the achievement of its objectives. Members of advisory committees are not entitled to compensation for their services but may be reimbursed for expenses incurred in the performance of their duties.

(i) The commission shall act as the designated review agency and as the clearinghouse as described in federal Office of Management and Budget Circular A-95.

(j) The commission may provide administrative, management, or technical services to a unit that requests the services. The unit and the commission may enter into a contract concerning the commission's provision of administrative, management, or technical

services and the cost to the unit for the services.

*As added by Acts 1981, P.L.309, SEC.26. Amended by P.L.145-1992, SEC.1.*

#### **IC 36-7-7-8**

##### **Agreements with other states**

Sec. 8. Counties in the region may enter into agreements with other states, but these agreements do not affect other counties, subregions, or the region. One subregion may also contract with other subregions for services or programs.

*As added by Acts 1981, P.L.309, SEC.26.*

#### **IC 36-7-7-9**

##### **Objections to program; petition**

Sec. 9. Whenever the commission receives a petition signed by a majority of the commission members representing a county affected by a particular program, objecting to the establishment of the program within that county, the commission may not implement the program in that county.

*As added by Acts 1981, P.L.309, SEC.26.*

#### **IC 36-7-7-10**

##### **Subregional committees**

Sec. 10. (a) A commission may organize into not more than two (2) subregions and provide for the organization of two (2) subregional planning committees, and for meetings and rules of procedure of those committees. These rules of procedure shall be adopted as a part of the rules and bylaws of the commission.

(b) The actions of each subregional committee shall be referred to the other for review. The executive director and staff of the commission shall serve both subregional committees. Each subregional committee shall consider problems that do not directly affect the other subregion. Each subregional committee may hold meetings and elect a chairman and secretary from among its own members.

*As added by Acts 1981, P.L.309, SEC.26.*

#### **IC 36-7-7-11**

##### **Executive director; powers and duties**

Sec. 11. (a) The commission shall appoint an executive director who shall serve at the pleasure of the commission as reviewed and recommended by the executive board. The executive director must be qualified by training and experience in the management of public agencies and knowledgeable in planning.

(b) The executive director is the chief administrative officer and regular technical advisor of the commission. Subject to supervision by the commission, the executive director:

- (1) shall execute the commission functions;
- (2) shall appoint and remove the staff of the commission;
- (3) shall submit to the commission annually, or more often if

required, a status report on the operation of the agency;

(4) may, with the approval of the executive board, execute contracts, leases, or agreements on behalf of the commission with other persons;

(5) is entitled, upon his written request, to be given access by all governmental agencies to all studies, reports, surveys, records, and other information and material in their possession that are required by him for the accomplishment of the activities and objectives of the commission;

(6) shall propose annually a budget for the operation of the commission and administer the budget as approved by the commission;

(7) shall keep the records and care for and preserve all papers and documents of the commission; and

(8) shall perform other duties and may exercise other powers that the commission or the executive board delegates to him.

*As added by Acts 1981, P.L.309, SEC.26.*

### **IC 36-7-7-12**

#### **Annual appropriation budget; tax levy; use of funds**

Sec. 12. (a) The commission shall prepare and adopt an annual appropriation budget for its operation, which shall be apportioned to each participating county on a pro rata per capita basis. After adoption, any amount that does not exceed an amount for each participating county equal to thirty cents (\$0.30) per capita shall be certified to the respective county auditor who shall advertise the amount and establish the rate in the same manner as other county budgets. Any amount of the adopted budget that exceeds an amount equal to thirty cents (\$0.30) per capita for each participating county is subject to review by the county fiscal body in the usual manner of budget review. The tax so levied and certified shall be estimated and entered upon the tax duplicates by the county auditor and shall be collected and enforced by the county treasurer in the same manner as other county taxes are estimated, entered, collected, and enforced. The tax, as collected by the county treasurer, shall be transferred to the commission.

(b) In fixing and determining the amount of the necessary levy for the purpose provided in this section, the commission shall take into consideration the amount of revenue, if any, to be derived from the federal grants, contractual services, and miscellaneous revenues above the amount of those revenues considered necessary to be applied upon or reserved upon the operation, maintenance, and administrative expenses for working capital throughout the year.

(c) After approval no sums may be expended except as budgeted unless the commission authorizes their expenditure. Before the expenditure of sums appropriated as provided in this section, a claim must be filed and processed as other claims for allowance or disallowance, for payment as provided by law.

(d) Any two (2) of the following officers may allow claims:

(1) Chairman.

---

(2) Vice chairman.

(3) Secretary.

(4) Treasurer.

The treasurer of the commission may receive, disburse, and otherwise handle funds of the commission subject to applicable statutes and procedures established by the commission.

(e) The commission shall act as a board of finance under the statutes relating to the deposit of public funds by political subdivisions.

(f) Any appropriated money remaining unexpended or unencumbered at the end of the year becomes part of a nonreverting cumulative fund to be held in the name of the commission. Unbudgeted expenditures from this fund may be authorized by vote of the commission and upon other approval as required by statute. The commission is responsible for the safekeeping and deposit of such sums, and the state board of accounts shall prescribe the methods and forms for keeping the accounts, records, and books to be used by the commission. The books, records, and accounts of the commission shall be periodically audited by the state board of accounts, and these audits shall be paid for as provided by



statute.

*As added by Acts 1981, P.L.309, SEC.26. Amended by P.L.144-1992, SEC.4; P.L.165-2003, SEC.5.*

### **IC 36-7-7-13**

#### **Economic development districts; definition; payments by counties; use of funds**

Sec. 13. (a) An economic development district is a group of adjacent counties that:

- (1) contains at least two (2) redevelopment counties;
- (2) includes an economic development growth center; and
- (3) has been officially designated as an economic development district by the federal government under Title 42, U.S.C. section 3171, on the recommendation of the state.

(b) Counties may make payments to officially designated economic development districts. The board of directors of the economic development district shall determine the amount of the payments, which may be based on the assessed valuation or the population of each county, and the method of making the payments, subject to appropriations by the fiscal bodies of the counties comprising the economic development district.

(c) The economic development district may receive and expend all sums appropriated or granted to it for purposes and activities authorized by law, and shall deposit these sums in its own name and follow all accounting, bonding, and auditing procedures required by law.

(d) The economic development district is responsible for the administration, safekeeping, and deposit of any monies appropriated or granted to it, and may delegate all or part of that responsibility to a designated financial officer.

(e) The economic development district may receive grants from

federal, state, or local governments for the purpose of carrying out any of the planning and development activities of the district.

(f) Any sums appropriated to an economic development district that remain uncommitted at the end of the budget year revert on a pro rata basis to the general funds of the counties comprising the district.

*As added by Acts 1981, P.L.309, SEC.26.*

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# Attachment D

## Letters of Commitment from Community Organizations

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| <b>Organization</b>                            | <b>Description</b>   | <b>Partnership Role</b>  |
|--|--|--|
| Daviess County Economic Development Foundation | Economic development organization  | Will invest to bring business to area<br>Assist with securing developers for properties  |
| Linton Community Development Corporation       | Community development organization   | Assist with social media awareness<br>Assist with community engagement<br>Provide volunteers & contact information   |
| Rediscover Downtown Linton                     | Main Street organization   | Assist with social media awareness<br>Assist with community engagement<br>Provide volunteers & contact information   |
| Linton-Stockton Chamber of Commerce            | Business member organization   | Provide updates to members<br>Advocate the project to local officials<br>Assist with reuse ideas and plans for designated sites  |
| Radius   | Regional economic development organization that develops placemaking opportunities in Southwest Indiana        | Assist with site selection and prioritization<br>Work to engage communities by networking contacts through media, the business community, and federal, state and local governments<br>Staff assistance with identifying locations and a best way forward for reclamation   |
| Hoosier Uplands                                | Community Action Agency and Housing Authority working with impoverished residents on family and housing issues | Provide reuse ideas<br>Identify funding sources<br>Assist with implementing reuse strategies   |
| Daviess County Chamber of Commerce             | Business membership organization   | Assist with communication with updates via newsletter and social media<br>Assist with site selection and prioritization  |
| Greene County Economic Development Corporation |  | Collaboration with program partners<br>Coordinate the Greene County communities activities<br>Provide staff support<br>Advocate the program to county/city/town governmental and civic leadership<br>Provide reuse ideas<br>Assist with community awareness  |
| Knox County Development Corporation            | Economic development organization  | Inform developers and the business community of the program<br>Promote Brownfield sites available for redevelopment<br>Assist developers and businesses with securing local, qualified workers for redevelopment activities (construction)<br>Encourage local labor to staff position within new companies<br>Help new companies engage in sustainable business practices. |
| Knox County Chamber of Commerce                | Business membership organization   | Use marketing capabilities to inform public and potential investment partners<br>Provide meeting locations   |

|   |   |   |
|---|---|---|
| Lawrence County Economic Growth Council                       | Economic development agency   | Offers membership support   |
| Community Foundation Partnership (Lawrence & Martin Counties) | Rural community foundation that builds resources for two counties with high unemployment and poverty statistics | Assist with community awareness via newsletters and social media outlets<br>Assist with potential funding opportunities through regular grant application process and review  |
| Martin County Alliance for Economic Growth                    | Economic development organization   | Provide assistance in identification of Brownfield sites<br>Assist with prioritization of identified sites<br>Provide potential uses and projects for economic development<br>Advocate the project to County and City elected leadership<br>Assist with community awareness<br>Assist with information collection |
| Martin Historical Society                                     | Historic preservation organization  | Assist at locating historical sites that may need Brownfield assessment<br>Provide public awareness via a quarterly newsletter  |
| United Way of Daviess County                                  | Nonprofit that works in education, income stability, and health   | Interested in the Old Tokheim site<br>Will share updates at quarterly meetings and on website   |
| Greene County Foundation                                      | Countywide initiative organization  | Will include SIDC in annual grant cycle announcements to help leverage funds  |



DAVIESS  
COUNTY  
ECONOMIC  
DEVELOPMENT  
FOUNDATION

219 EAST MAIN  
STREET, SUITE B  
WASHINGTON  
INDIANA 47101  
PH. 812.254.1300  
FX. 812.254.2750

December 3, 2014

Mr. Greg Jones, Executive Director  
Southern Indiana Development Commission  
PO Box 442  
Loogootee, IN 47553

RE: Brownfield Assessments

Dear Mr. Jones:

The Daviess County Economic Development Foundation, Inc. is pleased to support the Southern Indiana Development Commission request to the US Environmental Protection Agency for a grant to support our five county cooperative regional committee.

Our Foundation is committed to Quality of Life issues and invests in our surrounding communities in order to bring businesses to relocate to our area. We have been instrumental in funding infrastructure projects for the Daviess County area as well as the WestGate Authority. The second natural problem with bringing new businesses to the area is housing. We need affordable housing in our area and one particular project we would like to see addressed is the ten (10) acre site on Front Street in Washington, Indiana. If this property could be assessed and cleaned up we would support any efforts for housing in this residential area. We are confident we could assist and secure a suitable developer for this property.

We recognize the value of redeveloping and reusing these sites. We recently partnered with the City of Washington, applied for and received an award through the Indiana Housing & Community Development Authority recently to address 23 homes that are in a blighted condition. Those blighted structures will be demolished and we are committed to rebuilding homes and repurposing those properties to a suitable Quality of Life purpose.

We look forward to working with SIDC on this project as well. This application is successful it will complement our existing projects that are underway, and will make Daviess County more attractive for expansion for new business and new residents.

Very truly yours,

Daviess County Economic Development  
Foundation, Inc.

Ron Arnold  
Executive Director

RA:njs



**VIA EMAIL:** [side\\_gj@rtccom.net](mailto:side_gj@rtccom.net)

November 26, 2014

Mr. Greg Jones, Executive Director  
Southern Indiana Development Commission  
P. O. Box 442  
Loogootee, IN 47553

Dear Greg:

**RE: Brownfield Project**

As a locally-based 501(c)3 non-profit organization, part of the Linton Community Development Corporation's mission is to continue to promote the City of Linton as a unique and attractive community by improving the appearance of the community for outside visitors and returning residents, increasing local awareness of the significance of the community's unique past, and further developing the community as a regional tourism and shopping destination.

We have been made aware of the current Brownfield Project and support the effort. Please know we are willing to commit to its development by assisting: site selection and prioritization, community awareness efforts via announcements through Facebook postings, messages on our local high school football game broadcasts, etc.

As you know, our priorities have changed in recent years causing us to acquire, rehab, and sell various real estate, in Greene County, Indiana, including the former Kennedy Shoe Store & Midwest Sign Company buildings in Linton, as well as a home donated to us by Wells Fargo in Switz City.

With best regards, I am,

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Wathen', with a stylized flourish at the end.

Christopher M. Wathen  
Secretary & Treasurer

cc: **Rhonda Rumble** via [side\\_rr@rtccom.net](mailto:side_rr@rtccom.net)

# Rediscover Downtown Linton

## An Indiana Main Street Program

Mr. Greg Jones  
Executive Director, SIDC  
PO Box 442  
Loogootee, IN 47553

In November, 2013 the City of Linton was awarded the designation of being an Indiana Main Street town. Rediscover Downtown Linton (RDL) is the name chosen to call our group of active volunteers following the state guidelines for this program.

We have been a very productive group of about thirty regular volunteers and even more hands on help during special events. Our large social media following helps us continue to make improvements and work toward progress in our downtown area.

RDL has been made aware of the Brownfield Project and feel we can be a great source of support. Most of our social media posts get over 3,000 views and often get followed and shared by local news organization in the region. Our enthusiastic members are from a wide range of businesses, organizations and private citizens from the surrounding area. For these reasons I feel RDL can assist the Brownfield Project by:

- Social Media Awareness
- Community Engagement
- Providing Volunteers & Contact Information

RDL would be proud to be a partner in the Brownfield Project.

Kristy Lewellyn  
Promotions Chair, RDL  
Linton, IN  
812-699-1601  
Kristylewellyn@gmail.com



Mr. Greg Jones  
Executive Director  
Southern Indiana Development Commission  
P.O. Box 442  
Loogootee, IN 47553

December 3, 2014

Mr. Jones:

I am pleased to support the Southern Indiana Development Commission's Brownfield Project. As the President and CEO of Radius Indiana, a regional economic development organization representing eight Southwest Central Indiana counties, I know first-hand how important it is to the small cities and towns to reclaim blighted and disused properties. Nothing is more demoralizing for a community than being pock-marked by hazardous sites or seeing a former hub of industry lie dormant and become a danger. Deteriorating buildings pose a continual threat to the health and safety of residents and actively deter investment and growth.

Radius seeks to foster a high quality of place in each of its member communities. We know that in our current economy, many of the best and brightest look first for a place where they can be happy living before they seek to find a company where they would be happy working. It is critical that we provide both the best place to live and the best place to work. Supporting the development of brownfield lands is critical to that work.

Radius will support the Brownfield Project throughout the site selection and prioritization process. We will also work to engage communities through our network of contacts in the media, in the business community, and in the federal, state and local governments. Our staff will be available to assist in identifying locations and planning the best way forward for reclamation.

Sincerely,



Becky Skillman  
President/CEO  
Radius Indiana





[www.hoosieruplands.org](http://www.hoosieruplands.org)

Administrative Office  
500 WEST MAIN STREET  
MITCHELL, INDIANA 47446

(812) 849-4447  
or 1-800-827-2219  
FAX (812) 849-6785

*Helping People Since 1966*

November 26, 2014

Southern Indiana Development Corp.  
P.O. Box 442  
Loogootee, IN 47553

Attn: Greg Jones, Exec Director

Dear Greg,

Please accept this letter in support of your application to the EPA for a grant to address Browfield assessments in this region.

As the Community Action Agency and Community Housing Development Organization for two of the counties you propose to serve ( Lawrence and Martin) , we are very interested in seeing this problem thoroughly assessed.

We would be very willing to assist you with provding reuse ideas, identifying funding sources and implementing reuse strategies. We believe these assessments could go a long way toward re-development in this area.

Let me know how me can help.

Sincerely,

  
David L. Miller  
Chief Executive Officer



Mr. Greg Jones,  
Executive Director,  
Southern Indiana Development Commission,  
P. O. Box 442,  
Loogootee, IN 47553


Dear Mr. Jones,

The Daviess County Chamber of Commerce and Visitors Bureau is a membership organization with more than 340 local business members. We also are also charged with promotion of events and tourism in Daviess County, Indiana. The success of business and industry as well as the community as a whole is a constant theme we work to facilitate in cooperation with many entities.

I am happy to align my position and show my support to the Southern Indiana Development Commission as they apply for the funds to begin the process to help with properties in our community that are potentially considered Brownfields. We plan to assist with these efforts by communication efforts with the community of the initiative and updates via newsletters and social media posts. We will participate with the prioritization of the sites and help to select sites if desired by those who will participate in the selection process. As new businesses and existing business continue growing during the process we will evaluate potential uses for designated sites and help to identify ways that the project can be most successful.

Brownfield renovations give new life to areas that have been rejected due to environmental concerns that only projects like these can remedy. Those that are properly redeveloped are prospective areas for new business and have the ability to return tax dollars back to the community rather than lay waste. We support the impending projects as ways to improve the employment opportunities, improvement of quality of life and rejuvenation of any area that is less than desirable.

Sincerely,



Samantha Bobbitt



.... P.O. Box 7, Linton, IN 47441 ... (812) 847-4500 ... Website: [www.insidegreenecounty.com](http://www.insidegreenecounty.com) ....

Mr. Greg Jones  
Executive Director  
Southern Indiana Development Commission  
P. O. Box 442  
Loogootee, IN 47553

Dear Mr. Jones,

Greene County Economic Development Corporation (GCEDC) is pleased to support Southern Indiana Development Commission's application for two U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grants to assess and promote redevelopment of brownfield sites in various locations throughout the five-county region, of which Greene County is a part. These grants will provide a tremendous benefit to the communities in our respective counties.

GCEDC is a non-profit organization established in 1989 and is the agency responsible for initiating economic development activities on behalf of the county, using an integrated approach to community, business, workforce and economic development.

GCEDC commits to continue to collaborate with program partners, coordinate the Greene County communities' activities related to this project and to provide expertise and staff support through our Community Development Specialist, Brianne Jerrels. Ms. Jerrels will function as one of the two Greene County representatives on the committee that will compile the list of potential sites and prioritization for assessments. GCEDC will further support this initiative by advocating the program to county/city/town governmental and civic leadership, provide reuse ideas for sites within our scope, and assist with community awareness.

GCEDC enthusiastically supports The Southern Indiana Development Commission's efforts to secure grant funding to investigate properties impacted by hazardous substances and petroleum products, as the redevelopment of these sites is beneficial for the nearby properties and facilitates our efforts to attract businesses and create jobs.

Sincerely,

A handwritten signature in black ink that reads "Joan Bethell". The signature is written in a cursive, flowing style.

Joan Bethell  
Executive Director



December, 2014

Mr. Greg Jones  
Executive Director  
Southern Indiana Development Commission  
P.O. Box 442  
Loogootee, Indiana 47553

**RE: Letter of Support – EPA Brownfields Assessment Grant Application**

Dear Greg:

The Knox County Development Corporation (KCDC) is pleased to support the Southern Indiana Development Commission's application for an EPA Brownfields Assessment Grant. The reconstitution of brownfield sites within Knox County will enable us greater opportunity for new job creation and growth of our existing economic base.

The KCDC supports the local business community through education and retention programs, and promotes opportunities for businesses outside of the region to locate in Knox County. The KCDC coordinates with governmental units, promotes intergovernmental collaboration, hosts community economic development forums, assists entrepreneurs in establishing businesses, and promotes training for business owners and employees.

The KCDC is committed to inform developers and the business community about the Assessment Grant project, and promote brownfield sites available for redevelopment within the coalition area. The KCDC will also assist developers and businesses with securing local, qualified workers for employment associated with redevelopment activities (e.g., construction). The KCDC will also encourage the use of the local labor force to staff positions within new companies, and help those companies engage in sustainable business practices.

The KCDC fully supports this grant application, and looks forward to assisting with revitalizing brownfields for the benefit of our Knox County communities.

Sincerely,

A handwritten signature in black ink, appearing to read "Kent E. Utt", is written over a horizontal line.

Kent E. Utt  
President/CEO

*Opportunity knocks in Knox County.*



December 4, 2014

Mr. Greg Jones ,

I want to express the Knox County Chamber of Commerce's complete and full support on behalf of its board of directors and its 350 members for the Southern Indiana Development Commission (SIDC) and its effort to apply for an EPA grant to cover Brownfield assessments throughout a five county region.

Knox County being the oldest county in the state has been blessed with many outstanding businesses through out the years and with that comes an ebb and flow of success. When those businesses fail the unfortunate side effect is they may not leave the area in the best condition, leaving Knox County and its people to pick up some of the pieces. We have areas within our county that need to be assessed for environmental issues before redevelopment can take place, grants like this help counties like ours move forward.

The Knox County Chamber of Commerce will use its marketing capabilities to ensure that the public and potential investment partners are informed of the grant and its possibilities. We also can provide meeting locations and a trusted organizations support.

Once again the Knox County Chamber of Commerce is in complete support of SIDC and its efforts in this endeavor. The SIDC and its leadership has a proven track record in Knox County and the Chamber is always a willing partner in their efforts .

Sincerely yours,

A handwritten signature in black ink, appearing to read "Marc A. McNeece". The signature is written in a cursive, flowing style.

Marc A. McNeece  
President/CEO  
Knox County Chamber of Commerce

**LAWRENCE  
COUNTY**



**ECONOMIC  
GROWTH  
COUNCIL**

**Staff:**  
Gene McCracken, Executive Director  
Kim Allen, Assistant Director  
Lisa Gribson, Office Manager

**Officers:**  
Mike Kern, President  
Bruce Calloway, Vice President  
Debbie Deckard, Treasurer  
Jaron Terrell, Secretary

Melissa Acton, Deputy District Director for Con. Todd Young  
Bill Ansley, Pymco, Inc.  
Jeff Armstrong, URS Corporation  
Matt Balla, St. Vincent Dunn Hospital  
Diana Baxter, Westview Health Care  
Todd Beaulieu, Garden Villa Health  
Cheryl Bolton, Oakland City University  
Adele Bowden-Purlee, Success & Opportunity At Readings  
Kyle Brown, Boys and Girls Club of Lawrence County  
Byron Buker, Bedford City Council  
Richard Burton, Bedford Ford Lincoln-Mercury  
Bruce Calloway, Duke Energy  
Lydia Campbell, Utilities District of Western Indiana  
Judy Carlisle, Bedford City Council  
Tonya Chastain, Lawrence County Tourism  
Randy Clark, Helix Technologies  
Gary Conner, North Lawrence Community Schools  
Doug Conrad, Bedford Machine & Tool, Inc.  
Janie Craig-Chenault, Commissioner Appointee  
Kevin Day, S.A.I.C.  
Debbie Deckard, Turpen & Deckard, LLC  
Tim Deckard, P.R.D., Incorporated  
Keith Dillman, Lawrence County Council  
Trudie Dillman, WorkOne Bedford  
Dwight Dunbar, Mitchell Chamber of Commerce  
Brad Dykes, L.U. Health Bedford Hospital  
Brian Eagan, Lowe's Home Improvement  
Jim Edwards, Lawrence County Council  
Matt England, Mitchell City Council  
Ed Epping, Lifetime Member  
Everett Ferrell, Mitchell City Council  
Dave Flinn, Lawrence County Commissioner  
Hope Flores, Lawrence County Community Foundation  
Darren Fortner, Bedford Cellular/Wireless Zone  
Mike Foster, NSWC Crane  
Ken Frye, Daviess-Martin REMC  
Shawna Garris, Mayor City of Bedford  
Brenda Goff, SW Regional Director for Sen. Daniel R. Coats  
Susan Hayes, StoneGate Arts & Education Center  
Julie Hewetson, Bedford City Council  
Larry Ikard, Johnny's Signs, Inc.  
Cory Johnson, JA Benefits, LLC  
Susan Johnson, Old National Bank  
Craig Jones, GM Powertrain  
Andrew Keen, Mitchell Manor  
Doug Kelams, Tri-County Builders Co., Incorporated  
Mike Kern, Gaylor, Inc.  
Joe Klumpp, Bedford Housing Authority  
Tim Knight, Holiday Inn Express  
Polly Lawyer, Tri-Star Engineering  
Mayer Maloney, Times-Mail  
Sam Martin, CPI Supply, Inc.  
Bert Massengale, Lehigh Cement Company  
Mark Mathis, Lawrence County Council  
Chris May, Lawrence County Commissioner  
Gene McCracken, Lawrence County Council  
George McNichols, Hoosier Hills Credit Union  
Jamie Medlock, Bedford Area Chamber of Commerce  
David Miller, Hoosier Uplands  
Nancy Miller, Mitchell City Council  
Jason Mullis, Lawrence County Council  
Jack Murphy, Bloomfield State Bank  
Michelle Murphy, Bedford City Council  
Jeremy Myers, Vectren Energy  
Matt Parker, Parker Group  
Ed Panca, Smithville Digital  
Steve Phillips, Mitchell Community Schools  
Danny Powell, Mitchell Crushed Stone/Rogers Group  
Gary Pruett, Mayor City of Mitchell  
Jeff Quire, Hoosier Energy  
Patrick Robbins, Robbins Investments & Bedford City Council  
Jared Routh, Jackson County REMC  
Mark Scherschel, Bedford City Council  
Vicki Schlegel, Mitchell City Council  
Katrinka Schroeder, Ivy Tech Community College  
Joey Slone, Mitchell City Council  
Everett Southern, German American  
Bill Spreen, Lawrence County Commissioner  
Justin Stevens, SE Regional Director for Sen. Daniel R. Coats  
Jim Tackett, AT&T  
Jason Terrell, Bedford Federal Savings Bank  
Joe Timbrook, Radius | Indiana  
Sherry Tolbert, JCB  
Craig Turpen, Lawrence County Council  
Susan Vaughn, Indiana Economic Development Corporation  
Barbara Wright, RE/Max Real Estate Center  
Mike Wright, Lawrence County Council  
Randy York, Walmart Supercenter

December 2, 2014

Mr. Greg Jones, Executive Director  
Southern Indiana Development Commission  
P.O. Box 442,  
Loogootee, IN 47553

Dear Mr. Jones:

The Lawrence County Economic Growth Council is in full support of your seeking any type of grant opportunity that will help us to assess and evaluate potential brownfield sites. Please accept this letter in support of the Southern Indiana Development Commission and its efforts to seek a grant from the Environmental Protection Agency to cover brownfield assessments throughout our five county region.

All of the members listed to the left on this letter are in support of the Southern Indiana Development Commission and its desire to clean-up brownfield sites in our region.

As this project is especially important to future economic development goals and the acquisition of new manufacturing opportunities, it makes the receiving of this grant even more important for the future growth of our region.

Any consideration in this matter will be greatly appreciated by all the residents of Lawrence County.

Sincerely,

Gene McCracken, Executive Director

# Community Foundation Partnership, Inc.

*Serving the community foundations of Lawrence and Martin counties, Indiana*

December 3, 2014

Board of Directors  
David W. Hensley, President  
Terry Mason, Vice President  
Sheri Hudson, Treasurer  
Danna Butternfield  
Jim Suher  
Joan Drake  
Dan Gregory

Board Vice President  
Hope Flores

Community Development  
Diane Linebach

Community  
Lisa Storr

Mr. Greg Jones  
Executive Director  
Southern Indiana Development Commission  
P.O. Box 442  
Loogootee, IN 47553

Dear Mr. Jones,

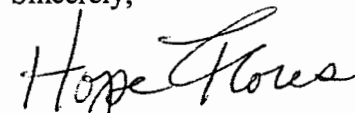
As a small, rural community foundation serving two counties (Lawrence and Martin), we understand the importance of collaboration. On a daily basis we work with the local leaders, philanthropists, volunteers and elected officials in our area to build the resources that benefit our communities and surrounding areas.

Recently, I have been made aware of the Brownfield Project and I am writing to express the Community Foundation Partnership's strong support of this effort. Lawrence County, where our main office is located, has been in the top ten counties for unemployment for many years. Several businesses have closed over the last couple of decades that have left blighted areas that need to be addressed. The situation is similar in Martin County. The local economic development organizations and elected officials are willing to work together to improve these areas but are in need of support as our tax base has diminished due in part to the economy.

The Community Foundation is in a position to promote this effort by assisting with community awareness efforts in our newsletters and via our social media outlets. Funding might also be available but I am unable to commit a specific amount as the project would have to be reviewed during our regular grant application process.

If I can provide any other information in support of this application please let me know. I can be reached at 812-279-2215 or [hope@cfpartner.org](mailto:hope@cfpartner.org). Thank you for your time and consideration.

Sincerely,



Hope Flores  
Executive Director



2664 U.S.Hwy 50  
Loogootee, IN 47553  
812.295.4800

December 2, 2014

Mr. Greg Jones  
Executive Director  
Southern Indiana Development Commission  
P. O. Box 442  
Loogootee, IN 47553

Dear Mr. Jones,

I represent the Martin County Alliance for Economic Growth, Inc., which is the local economic development organization dedicated to supporting business expansion and retention, business attraction, and serves as a resource for local businesses and start-ups in Martin County, Indiana. Martin County is home to the third largest U.S. Naval installation in the world; locations and production facilities for publicly-traded corporations; and numerous homegrown, entrepreneurial businesses.

I have attended various county-level meetings in which the Southern Indiana Development Commission (SIDC) has presented the Brownfield project to county-elected leadership and the importance of this project to Martin County and the region's future. Also, I have discussed the Brownfield Project with SIDC staff members. Furthermore, the Martin County Alliance fully supports SIDC's efforts and this Brownfield Project. As a matter of fact, we unknowingly uncovered a Brownfield during the site selection process of an economic development project earlier this year in which we ultimately lost the project due to this Brownfield.

The Martin County Alliance is willing to assist SIDC with this Brownfield Project to the best of our abilities with limited staffing and resources. However, we feel that this project is extremely important for our future. Some of the ways that we are willing to help, but not limited to, are the following:

- Provide SIDC assistance in identifying Brownfield sites in Martin County
- Prioritization of those sites identified with respect to future, potential uses and projects for economic development
- Advocate for this Brownfield Project to County and City elected leadership

We may be able to take this support a step further if we are able to engage and enlist Alliance board members to assist with the following:

- Assist with community awareness of the Brownfield Project
- Information collection

Very Respectfully,

Tim Kinder  
Executive Director  
Martin County Alliance

[www.martinalliance.org](http://www.martinalliance.org)



MARTIN HISTORICAL SOCIETY

220 Capitol Ave.

P.O. Box 564

Shoals, Indiana 47581

*mechsofndecomm.net*  
*HISTORICAL FRONTIER*  
martincountyhistoricalsociety.com (011)



OFFICERS

Jim Marshall, President

Larry Albright, Vice-Pres.

Martha Wininger, Treasurer

Jane Marshall, Secretary

BOARD MEMBERS

Paul Vogler Bill Wilson

Larry Albright Nancy Baker

Shirley Harding

Mr. Greg Jones/Executive Director  
Southern Indiana Development Commission

I am the president of the Martin county Historical Society. The society owns and operates the Martin County Museum.

The museum houses thousands of old county records along with a large genealogy library; it also has four large rooms of historic items and pictures. The museum is located in the old Martin County Courthouse built in 1876. We are caretakers of the old county records for Martin County.

The society has been informed that (SIDC) is in the process of applying for a grant to cover Brownfield Assessment thru-out a five county region, of which Martin County is included.

The Historical Society with over 75 members would 100% support this effort to obtain a grant to cover Brownfield Assessments in Martin County.

The society would be willing to assist in locating historic sites that may need Brownfield Assessments.

The society publishes a quarterly Newsletter that is mailed to all members. We would be willing to include in the letter any information pertaining to this grant application.

Yours truly,

Jim Marshall/President

Martin County Historical Society

# United Way of Daviess County

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December 12, 2014

Mr. Greg Jones, Executive Director  
Southern Indiana Development Commission  
PO Box 442  
Loogootee, IN 47553

Dear Greg,

We have talked about the Brownfield sites for a long time. I am very excited that we may be moving forward with these projects. United Way recruits people and organizations who bring the passion, expertise and resources to get things done. We work in the areas of Education, Income Stability and Health, networking with 20 community non-profits as well as the business community. Our board is made up of 13 engaged volunteers and we reach out to over 400 individuals who participate in our annual Day of Caring.

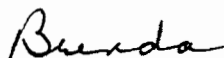
We hold quarterly meetings with the non-profit community and will be happy to share updates, information and awareness of the Brownfield work that we wholeheartedly support. We also can post a link and updates on our website.

We have an interest in the old Tokheim plant location. It is situated on West Front Street and is close to Lena Dunn School where we assist with an afterschool program. The childhood poverty rate in Daviess County is 2% higher than state and federal averages. 94% of Lena Dunn Elementary students receive free and reduced lunch. The above location would be a perfect site for a community garden and training center as it is located in a high poverty area.

It is a promising project. Our current community garden is maintained by Haitian, Hispanic and Burmese residents, who have successfully gardened together with the help of Purdue Extension. Unfortunately, we are out of space.

Please let me know if United Way can further be of assistance.

Sincerely yours,



Brenda Sobecki, Executive Director



4513 W. St. Rd. 54, Bloomfield, IN 47424  
phone & fax 812.659.3142  
email [gcf@greencountyfoundation.org](mailto:gcf@greencountyfoundation.org)  
[greencountyfoundation.org](http://greencountyfoundation.org)

December 11, 2014

Greg Jones, Executive Director  
Southern Indiana Development Corp  
PO Box 442  
Loogootee, IN 47553

Dear Greg,

The Greene Foundation supports the application for the Brownfield Assessment grant and will work with your organization to promote and support the project.

The Foundation has worked diligently to strength and beautify Greene County and believes your project blends well with our priorities. The Foundation is involved with several county wide initiatives which we can use to promote the project including our newsletter and Facebook pages, and those of the Growing Greene Initiative. As the project moves forward, we will also include your organization in our annual grant cycle announcement should you wish to apply for a grant from our unrestricted Community Support Fund to help with the project.

We appreciate the work of SIDC, thank you for all the work and success your organization has brought to Greene County and look forward to working with you again on this much needed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Cam Trampke", written over a light, circular watermark or seal.

Cam Trampke  
Executive Director  
Greene County Foundation



# Attachment E

## Documentation of Leveraged Funds and Resources



**SOUTHERN INDIANA DEVELOPMENT COMMISSION**

P.O. Box 442 Loogootee, IN 47553 812-295-3707 Fax 812-295-3717 staff@sidc.cc www.sidc.cc

December 10, 2014

Mr. Brad Bradley  
77 West Jackson Boulevard  
Mail Code SM-7J  
Chicago, IL 60604-3507

RE: EPA Brownfield Assessment Grant

Dear Mr. Bradley:

As Chair of the Board for the Southern Indiana Development Commission, I hereby commit an amount of six thousand dollars (\$6,000) in total local match commitment to the EPA Brownfield Assessment Grant project. Said match will consist of six thousand dollars (\$6,000) from Southern Indiana Development Funds on hand. This commitment is contingent upon grant award from the Environmental Protection Agency (EPA).

Should you need anything further, please contact for a prompt response.

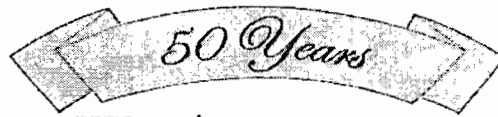
Sincerely,

Mike Healy  
Board Chair

Sincerely,

W. Edward Cullison  
Treasurer

Dr. Bertha A. Proctor  
Chief Executive Officer



*Community Action Agency, Inc.*

525 North Fourth Street • Vincennes, IN 47591  
[www.pacceaa.org](http://www.pacceaa.org)

812-882-7927  
Fax: 812-882-7982

December 8, 2014

Mr. Greg Jones, Executive Director  
Southern Indiana Development Commission  
P.O. Box 442  
Loogootee, IN 47553

Dear Mr. Jones:

As a Community Action Agency, Pace offers an umbrella of services established to improve the community and encourage self-reliance. We offer Energy Assistance, Weatherization, Head Start, Women, Infants & Children, Family Planning, and other services to provide support services. Our service area consists of Daviess, Greene, Knox and Sullivan Counties with limited services in Vigo.

It is our understanding that your Brownfield Project overlaps with three of the areas we serve. We appreciate learning of your proposed project and how it will improve the neighborhoods.

We are committed to partnering with your organization to assist in promotion of your program throughout the communities we service to increase awareness and serve as a source of distribution of information. We also know of families that may be interested in serving as task force members and in committee meetings.

Additional services Pace can provide include Small Business Revolving Loans that can be used for brownfield redevelopment. The Rural Business Enterprise Grant is a \$500 - \$30,000 loan that can be used for start-up operating costs, working capital, acquisition and construction. The Business Expansion & Entrepreneurship loan ranges from \$10,000 - \$25,000 and can be used for creating new jobs for low-income individuals, to purchase an existing business and topurchase equipment and machinery.

Sincerely,

A handwritten signature in black ink, appearing to read "Bertha A. Proctor".

Dr. Bertha A. Proctor, CEO

*We Educate, Empower & Improve  
through organized steps at a personalized pace!*



INDIANA OFFICE OF  
**Community & Rural Affairs**  
*Where Rural Matters*

December 17, 2014

Mr. Greg Jones  
Executive Director  
Southern Indiana Development Commission  
405 JFK Avenue, Suite A  
Loogootee, Indiana 47553

Dear Mr. Jones:

The Indiana Office of Community and Rural Affairs (OCRA) has received your proposal for the use of Community Development Block Grant Disaster Recovery (DR2) funds for a five (5) county Brownfield Assessment. The identification and elimination of blighted properties will lead to the eventual redevelopment or reuse of Brownfield sites for continued economic recovery of this area, which was impacted by the 2008 federal disasters.

Should the Southern Indiana Development Commission (SIDC) be successful in obtaining a U.S. Environmental Protection Agency (EPA) Assessment grant, OCRA will provide \$20,000.00 in CDBG-DR2 funds.

Please note, that prior to a fully executed contract between OCRA and the SIDC any commitment or obligation of funds should first be discussed with OCRA prior to execution in order to ensure continued eligibility for the DR2 program.

Sincerely,

S. Kyleen Welling  
Chief Operating Office and General Counsel  
Lt. Governor Sue Ellspermann  
Interim Executive Director  
Office of Community and Rural Affairs



City of  
**Bedford**  
Stellar Foundation, Stellar Future

## Bedford Fact Sheet

Bedford's proposal is focused on workforce training and education, community and economic development, affordable senior housing, and cultivating their quality of place. Their goal is to improve the aesthetics of the community while addressing critical needs, but also prepare for future growth via a better trained workforce.

### Proposed Projects Include:

1. Limestone Trail- A four mile Limestone Trail which would run from downtown Bedford to the White River along public right of way and abandoned rail lines.
2. Milwaukee Depot- the adaptive reuse of the historic depot to establish a focal point for Downtown activities by moving the Depot to the Downtown District to serve as Transit Authority of Stone City bus depot and other offices.
3. Stone Gate Art and Education Center- the adaptive reuse the former JC Penney building which would have International, national, regional, & local impacts on community services including the IU Chinese Flagship Center and Boys and Girls Club.
4. Stone Cutter Place Senior Apartments- a multi-phase infill development and adaptive reuse of the Carriage House and Brock & Sears buildings as senior apartments.
5. Gateways, Murals, Streetscapes and Parking- transportation enhancement projects which include crating gateways welcoming visitors & residents into Downtown, placing murals in one or more key locations and developing streetscapes through redesign of parking, sidewalks, streetlights, and planters.
6. Façade Restoration- Bedford would like to continue past façade improvement programs which include structural improvements, storefront repairs, window replacements, masonry tuck-pointing repairs and new awnings.
7. Downtown Business Development- investment in the downtown area by utilizing a revolving loan fund to purchase Downtown buildings, upgrade systems, develop white box retail space, and build downtown apartments, where feasible.



Bedford's Stellar Program is estimated to cost \$19.8 million. Of this, \$9.9 million (or 50%) could come from leveraging resources, accomplishing close to a dollar for dollar leverage.

**From:** State of Indiana [<mailto:indiana@subscriptions.in.gov>]

**Sent:** Thursday, October 23, 2014 4:26 PM

**To:** Star Press News

**Subject:** Release: Lt. Governor Sue Ellspermann Announces Blight Elimination Program Awards

**OFFICE OF THE LT. GOVERNOR**

**STATEHOUSE**

**INDIANAPOLIS, INDIANA 46204-2797**

**Sue Ellspermann**

**LT. GOVERNOR**

**For Immediate Release**

October 23, 2014

**Lt. Governor Sue Ellspermann Announces**

**Blight Elimination Program Awards**

*Applicants in 23 counties to share more than*

*\$12 million to address blighted homes*

Indianapolis – Lt. Governor Sue Ellspermann today announced two rounds of awards from Indiana's Hardest Hit Fund Blight Elimination Program (BEP). The 23 successful Indiana applicants from Divisions Five and Six received a combined total of nearly \$12 million to help prevent avoidable foreclosures by eliminating blighted and abandoned homes in those communities through the BEP.

The 18 successful Division Five applicants receiving awards totaling \$8.2 million include:

Cass County:

- The City of Logansport - \$925,000
- The Town of Walton - \$25,000

Clay County:

- The City of Brazil - \$215,000

Daviess County:

- The City of Washington - \$459,000

DeKalb County:

- The City of Auburn - \$100,000
- The City of Garrett - \$75,000
- The Town of Waterloo - \$236,000

Henry County:

- The City of New Castle - \$700,000

Jackson County:

- The City of Seymour - \$72,000

Knox County:

- The City of Bicknell - \$415,000
- The City of Vincennes - \$390,000

Miami County:

- The City of Peru - \$813,000

Shelby County:

- The City of Shelbyville - \$304,000

Greene County - \$945,000

Gibson County - \$1,440,000

Posey County - \$617,000

Noble County/The City of Kendallville - \$487,000

**The 11 successful Division Six applicants receiving awards totaling \$3.7 million include:**

**Blackford County:**

- **City of Dunkirk (Jay/Blackford) - \$176,000**

- **City of Hartford City - \$507,000**
- **City of Montpelier - \$61,000**

Carroll County:

- City of Delphi - \$68,000

Fayette County:

- City of Connersville - \$125,000

Ohio County:

- City of Rising Sun - \$161,000

Rush County:

- City of Rushville - \$230,000

Spencer County:

- Town of Richland City - \$144,000

Starke County:

- City of Knox - \$187,000

Pulaski County - \$147,000

Sullivan County - \$1,914,000

“The cities and towns receiving nearly \$12 million in BEP funds for Divisions Five and Six will be able to demolish over 550 blighted properties, which will stabilize property values and help prevent foreclosures for neighboring homeowners,” said Lt. Governor Ellspermann. “The recipients, with the help of their program partners, will be able to provide much needed revitalization in their communities.”

These local governments and their non-profit partners are the successful applicants in the fifth and sixth rounds of the BEP. The BEP provides an opportunity for local units of government in all 92 Indiana counties to compete for a total of \$75 million available for blight elimination funding to prevent avoidable foreclosures through the removal of blighted, vacant and abandoned homes.

“Cities across Indiana have been struggling with the damaging effects caused by vacant and blighted properties and will soon see the benefits of these federal funds,” said Sarah Bloom Raskin, Treasury Deputy Secretary. “Removing blighted properties is important in the fight to

reduce foreclosures and we look forward to continuing our partnership with the State of Indiana to help stabilize hardest hit communities.”

The BEP funds are drawn from the \$221.7 million in Hardest Hit Funds allocated to Indiana. In February 2014, the U.S. Department of the Treasury approved the use of \$75 million of Indiana’s Hardest Hit Funds by the Indiana Housing and Community Development Authority (IHCDA) for successful BEP applicants. The partnership between IHCDA and Treasury allows for funding to eliminate blighted properties and offers a variety of end uses for the newly cleared parcels, such as green space or redevelopment.

“We’re excited about with the neighborhood-enhancing projects scheduled to take place around the state,” said Mark Neyland, IHCDA Director of Asset Preservation, who manages Indiana’s Hardest Hit Fund Program. “This program will assist scores of Indiana communities in their efforts to prevent avoidable foreclosures and keep property values stable for many years to come.”

The State of Indiana is divided into six funding divisions. The first round application deadlines have closed for all six divisions. Second rounds are currently open in Divisions Three through Six. Lt. Governor Ellspermann previously announced awards for successful applicants in Division One on May 22, 2014, Division Two applicants on June 26, Division Three applicants on July 24 and Division Four on August 28.

IHCDA estimates that approximately 4,000 blighted and/or abandoned homes in Indiana will be eliminated through the Blight Elimination Program. Visit [www.877GetHope.org/blight](http://www.877GetHope.org/blight) to learn more.

## **Background**

Blighted, vacant and abandoned homes are a serious issue for Hoosier homeowners, neighborhoods and communities because Indiana has the highest percentage of abandoned foreclosed homes in the country. RealtyTrac and 24/7 Wall Street have reported that roughly 30 percent of Indiana’s foreclosed homes are abandoned. Many of these properties fall quickly into a state of blight and attract undesirable or unlawful activity, which can negatively impact Indiana homeowners and neighborhoods by reducing property values and draining local government resources. Many Indiana communities simply lack the resources necessary to combat this problem alone.

The U.S. Department of the Treasury established the Housing Finance Agency Innovation Fund for the Hardest-Hit Markets (Hardest Hit Fund) to provide financial assistance to families in the states most impacted by the downturn of the housing market. The U.S. Department of the Treasury designed the overall program to give each participating state the flexibility to tailor its program to the unique factors contributing to its state’s foreclosure problems. Eighteen states and the District of Columbia administer Hardest Hit Fund assistance to qualified homeowners struggling to make their mortgage payments.

IHCDA's announcement that it was exploring the use of Hardest Hit Funds to eliminate blighted and abandoned properties has not detracted from the mission of helping struggling homeowners avoid foreclosure. The Blight Elimination Program is simply one more instrument in the foreclosure prevention tool kit. As of September 30, 2014, over 4,000 homeowners in 91 counties have received more than \$50 million in Hardest Hit Fund mortgage payment assistance. Mortgage payment assistance programs are expected to continue through December 31, 2017. For more information on Indiana's Hardest Hit Fund, visit [www.877GetHope.org](http://www.877GetHope.org).

####

*The Indiana Housing and Community Development Authority (IHCDA), chaired by Lt. Governor Ellspermann, provides housing opportunities, promotes self-sufficiency and strengthens communities in order to build an Indiana with a sustainable quality of life for all Hoosiers in the community of their choice. For more information, visit [www.ihcda.in.gov](http://www.ihcda.in.gov) or [www.in.gov/myihcda](http://www.in.gov/myihcda).*

*The Lieutenant Governor manages the following agencies of State government: Office of Defense Development, Office of Community and Rural Affairs, Indiana State Department of Agriculture, Office of Tourism Development, Office of Small Business and Entrepreneurship and the Indiana Housing and Community Development Authority. For updates from Lt. Governor Ellspermann and the agencies she oversees, please sign up at [www.lg.in.gov](http://www.lg.in.gov)*

**Media Contact:**

Amber Kent

IHCDA Public Information Officer

[akent1@ihcda.in.gov](mailto:akent1@ihcda.in.gov)

(317) 232-7781

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# HERMAN & KITTLE PROPERTIES, INC.

Real Estate Development • General Contracting • Property Management

December 18, 2014

Greg Jones, Executive Director  
Southern Indiana Development Commission  
P.O. Box 422  
Loogootee, IN 47553

RE: EPA Grant - Brownfield Assessments

Dear Mr. Jones,

Herman & Kittle Properties, Inc. (HKP) fully supports the Southern Indiana Development Commission's (SIDC) application for an EPA Grant to be utilized for brownfield assessments in a five county area in Southern Indiana. As you know, HKP develops, builds, owns and manages affordable multi-family rental housing throughout the Midwest and Southern regions of the United States. We are consistently ranked among the top developers and builders of affordable multi-family housing year after year. In addition, we have successfully expanded our portfolio to include market rate apartments and self-storage facilities.

Our developers have extensive experience with the complex and multi-faceted development process, as well as the ability to work through that process from beginning to end with a variety of partners. HKP understands that the coordination of housing and brownfields redevelopment efforts can be particularly strategic for local government in meeting housing needs, preserving historic structures, protecting public health, encouraging economic development, revitalizing neighborhoods, implementing new and innovative neighborhood design, and curbing sprawl and, we have experience tackling these types of sites.

We are excited to about SIDC's efforts in Daviess, Greene, Knox, Lawrence and Martin Counties and look forward to working with not only SIDC but other local agencies and local units of government in these counties (cities, towns and counties). Additionally HKP's experience includes bringing other State and Federal resources from entities like the Indiana Housing and Community Development Authority, the U.S. Department of Housing & Urban Development, and Federal Home Loan Bank. Using these resources we have been able to revitalize brownfields sites and bring them new life either through adaptive reuse of buildings present on the site or via new construction activities, making high quality affordable housing. In these situations EPA assessment funds allowed for an assessment of these sites and identified everything from suspect asbestos containing materials to underground storage tanks (USTs). Cleanup of properties have included the removal of the USTs, the abatement of asbestos, and the removal of standing water and resulting mold, among other things. This type of effort has resulted in multi-family developments that were over a \$5 million investment in their communities.

In the future, Herman & Kittle Properties, Inc. is committed to working with SIDC to identify viable sites in the coalition counties. We are currently evaluating sites in Washington, IN for an affordable housing development there. We commit to assist SIDC with the identification of brownfields in the

500 East 96<sup>th</sup> Street Suite 300 • Indianapolis, IN 46240 • 317.846.3111 • [hermankittle.com](http://hermankittle.com)

region, particularly those that are suited for affordable housing, market rate apartments, and storage facilities.

If you have any questions or if you would like to discuss this further, please do not hesitate to contact me at [escott@hermankittle.com](mailto:escott@hermankittle.com) or 317-663-6824.

Sincerely

A handwritten signature in black ink that reads "Erika E. Scott". The signature is written in a cursive, flowing style.

Erika E. Scott  
Vice President Development – Midwest Region



# Martin County Solid Waste District

500 Industrial Park Drive,

PO Box 343

Loogootee, IN 47553

Laura Albertson – Director

812-295-4142 phone

[martincodirector@frontier.com](mailto:martincodirector@frontier.com)

December 10, 2014

Mr. Greg Jones- Executive Director

Southern Indiana Development Commission

PO Box 442, Loogootee, In 7553

My name is Laura Albertson; I am the Director of the Martin County Solid Waste Management District. The Solid Waste District own and operates a material recovery facility located in Loogootee, Indiana. Although we do a lot of recycling, we are also tasked to provide various other programs for our Citizens such as Document Destruction and Household Hazardous waste safe disposal options for our citizens.

We are aware of the Brownfield Project that Southern Indiana Development Commission is applying for through an EPA Grant. The Grant will provide an assessment opportunity covering five counties in Southern Indiana.

I am willing to serve on a committee to offer assistance to SIDC to identify, select and prioritize brownfields for cleanup.

Very Sincerely,



Laura Albertson

# Martin County Health Department

Corner of 2nd & Main Street  
Federal Building  
P. O. Box 368  
Shoals, IN 47581

(812) 247-3303  
Fax: (812) 247-2009

December 8, 2014

Mr. Greg Jones  
Southern Indiana Development Commission  
P.O. Box 442  
Loogootee, Indiana 47553

Dear Mr. Jones,

This letter is in response to information your agency has provided to this department concerning your application to EPA for a grant to cover brownfield assessments throughout your five county region. Martin County is in your region and the Martin County Health Department fully supports your proposal to compile a list of potential sites and prioritization for assessments. We understand this effort will identify potential hazardous and/or blighted (former industrial, petroleum, asbestos, meth lab, deteriorated structures, etc.) sites and then prioritize those sites for assessments and potential remedial action plans.

This department may be able to assist with information on specific sites. We also do some drinking water testing and could offer this service if needed. We do have in-blood lead testing data available. It is also possible this department could provide data on the health of general populations and areas of concern.

Please continue to seek opportunities for grant funds to clean up properties which are potential brownfield sites and present health hazards for the citizens of our county.

Sincerely,



Kevin Sutton  
Environmental Specialist

# LAWRENCE COUNTY HEALTH DEPARTMENT

2419 Mitchell Road  
Bedford, Indiana 47421  
Ph 812/275-3234



FAX 812/275-1094  
Vital Records &  
Environmental

FAX 812/275-3088  
Clinic

December 9, 2014

Mr. Greg Jones, Executive Director  
Southern Indiana Development Commission  
P.O. Box 442  
Loogootee, IN 47553

Dear Mr. Jones,

I am the Environmental Health Specialist for the Lawrence County Health Department, having been employed since February 1994. I am pleased to write a letter in support of the Southern Indiana Development Commission (SIDC) application for the EPA grant to cover brownfield assessments for which Lawrence County may benefit.

The Project Coordinator, Mr. Rex Knight has shared some of the benefits of the project with our Public Health Nurse, Sherry Lawson who forwarded this letter request to me, and we believe that this will be a benefit to Lawrence County. Our office is more than willing to assist in this effort by:

1. Providing file information and input on specific sites if available
2. Providing information about drinking water testing groups, websites for accessing data on the health of the general population, local fish consumption advisories, etc.
3. Assisting with community awareness efforts by posting fliers, notices, etc.

Mrs. Lawson and I would also be available for attending public meetings periodically as representatives of the Lawrence County Health Department.

Sincerely,

A handwritten signature in cursive script that reads "Brenda Cummins, REHS".

Brenda Cummins, REHS  
Environmental Health Specialist

Alan F. Smith, MD,  
Secretary, Lawrence  
County Board of Health,  
Lawrence County Health  
Officer

## Knox County Health Department

GSH – Memorial Bldg.

520 S. 7<sup>th</sup> Street

Vincennes, IN 47591

Mr. Greg Jones  
Executive Director of SIDC  
P.O. Box 442  
Loogootee, IN 47553

Dear Sir:

I Ralph J. Jacqumain MD am the Knox County Health officer located in the Good Samaritan Hospital at 520 S. 7<sup>th</sup> Street in Vincennes, IN 47591.


I have been made aware of the Brownfield Project and support the effort of getting an EPA grant to cover brownfield assessments in the five county area listed especially Knox County where I am the most familiar.

We can help make our community aware of your efforts and accept ideas from the general public to provide input into our quest to improve the overall acceptance of our county for future development. Right now in Knox County we have multiple septic systems that are marginal. Home owners do not have the capital to make safer systems. Financial help in the area alone would improve the over all health and worth of the community.

Abandoned property left unattended are up for sheriff's sale could be improved and made back into productive property and back on the tax roll which would help pay for other services in the county.

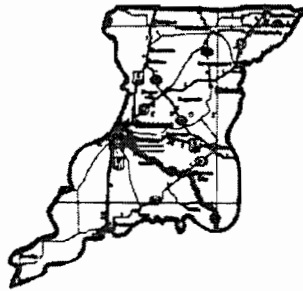
We can participate in public meetings with county commissioners and council and obtain bids on designated property for removal and cleanup. Facebook and other social media can aid in getting the word out, our department is available.

Sincerely;

  
Ralph J. Jacqumain  
Knox County Health Officer

## KNOX COUNTY AREA

County, Towns & Cities  
Phone: 885-2544  
Fax: 895-2715  
e-mail: kcapc@wvc.net



## PLAN COMMISSION

7th & Busseron St.  
Knox County Courthouse  
Vincennes, Indiana 47591

December 8, 2014.

Mr. Greg Jones, Executive Director  
Southern Indiana Development Commission  
P. O. 442  
Loogootee, IN 47533

RE: EPA Brownfields Grant Assessments

Dear Mr. Jones:

I am the Executive Director of the Knox County Area Plan Commission and work with Land Use such as zoning and development in the county as well as both cities and all seven small towns. We have an eleven member Plan Commission that deals with re-zoning, major and minor subdivisions, etc.

I have been made aware of the Grant that is to be applied for concerning brownfields in our county as well as four others and am glad to give my support for this endeavor. We have the opportunity to have at least two brownfields cleaned up and now in use.

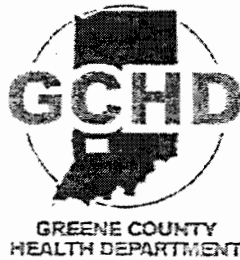
I am sure that there are several others both in the city as well as in the county and I will do what I can to help with this important project. With brownfields identified there would be a great advantage to the our county as these now useless properties can be development and put on the tax rolls with both commercial and industrial structures, if they are indeed zoned for those uses, if not then we can be of help on getting them re-zoned.

I would be glad to assist you in any way I can to further this cause.

Respectfully,

Dixie Shouse  
Executive Director

cc: file



December 10, 2014

Southern Indiana Development Commission  
P.O. Box 442  
Loogootee, IN 47553

Attn: Mr. Greg Jones Executive Director

Re: Brownfield Assessment Grant Letter of Support

Mr. Jones,

The Greene County Health Department fully supports the efforts that SIDC has undertaken to apply for a Brownfield Assessment Grant from the EPA.

The Greene County Commissioners have endorsed the five county cooperative agreement and the health department looks forward to helping in whatever capacity is requested.

We can help to provide a listing of potential properties that are in need of clean-up as well as stand ready to participate in the public educational & awareness aspect of this endeavor.

We can help facilitate public hearings as required to help coordinate the efforts of the elected officials.

Good Luck in your grant application. This project will improve the quality of health in our county and we stand ready to assist.

Sincerely

*Mark A. Miller*

Mark A. Miller  
Greene County Health Department

# City Of Washington



December 1, 2014

Mr. Greg Jones, Executive Director  
Southern Indiana Development Commission  
P.O. Box 442  
Loogootee, Indiana 47553

Dear Mr. Jones:

I am writing as Mayor of the City of Washington, a city of about 11,800 in Daviess County, Indiana, in southwestern Indiana. I understand that Southern Indiana Development Corp (SIDC) is submitting an application for an EPA grant to assess the extent of brownfields in our city as well as other neighboring areas. We have worked with SIDC on various other projects and I appreciate the strong working relationship the City has with SIDC. SIDC has an excellent history of starting projects and then seeing them through to completion.

Washington is a City with a rich history of railroading, industrial manufacturing and business. Unfortunately several entities in those sectors of our economy have closed or moved for various reasons over the years. And when that has happened, many times vacant properties remain that we suspect may have environmental issues left behind. Some of these properties are sizeable in nature.

On behalf of the City, we offer our support to this effort to assess the extent of environmental brownfield problems, including:

- We would be happy to assist in site identification, selection and prioritization
- Discussing how we might assist in reuse ideas and plans
- Assist in public outreach by
  - Hosting a public forum for public input to identify properties and potential reuse ideas
  - Provide news releases and notifications for community awareness and outreach efforts
  - Use the City's webpage and Facebook site to post the initiative and updates to the public
- Advocate the program to members of the City's Common Council
- Meet with County officials to coordinate efforts
- Potentially assist financially through EDIT funds
- Provide the services of city employees where and as needed in the identification, selection and assessment processes

Thank you for your commitment to this effort and to improving the quality of life, health and safety of our residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Wellman".

Joseph Wellman, Mayor  
City of Washington

Joseph (Joe) Wellman, Mayor  
Ph. (812) 254-5575 • Fax (812) 254-8223  
mayor@washingtonin.us • www.washingtonin.us  
Municipal Bldg. • 200 Harned Ave. • Washington, IN 47501

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# CITY OF MITCHELL

12/11/2014

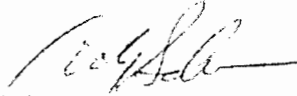
Dear Mr. Greg Jones,

Allow me to introduce myself; I am Vicky Schlegel, president of the Mitchell City Council. I also serve as president of the Mitchell Planning Commission. The city council is made up of 4 district representatives and 1 at large. I was appointed by the mayor to serve on the Planning Commission.

It has been brought to my attention that SIDC is in the process of applying for an EPA grant to cover brownfield assessments. I support this effort to assess potential hazardous and or blighted sites in the area.

I would be willing to provide updates to the citizens of Mitchell through city council meetings and the city Facebook page. The City of Mitchell has just completed a new comprehensive plan, so identifying areas for improvement and reuse ideas go right along with our current plans.

Sincerely,



Vicky Schlegel  
President, Mitchell City Council  
503 N 9<sup>th</sup> St  
Mitchell, IN 47446  
Vicky.schlegel@gmail.com

Vicky Schlegel  
503 N 9<sup>th</sup> St  
Mitchell IN, 4746  
President Mitchell City  
Council

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# CITY OF LOOGOOTEE

**Noel D. Harty, Mayor**

401 N JFK Avenue  
Loogootee, IN 47553

812.295.4770 Phone  
812.295.9359 Fax

hartyn2012@loogootee.in.gov

Dear Mr. Jones,

I am writing you today to express interest the City of Loogootee has in assisting your agency in completing a Brownfield Assessment Project . Loogootee is located in beautiful Southwestern Indiana in the County Of Martin. With a population base of 2730 the city is known throughout the state for its ties to Jack Butcher who currently reigns as Indiana's All Time Most Winningest High School Basketball Coach. In addition to Coach Butcher and its ties to Athletics, Loogootee is known for its friendly residents whom have a real sense of community pride. In assisting your organization with this project we would be willing to promote community awareness and outreach by utilizing social media. In addition we would be willing to assist with the selection and prioritization process. We look forward to hearing from you as we all strive together working as a team for the common good of all.

*Noel D. Harty*  
Noel D. Harty-Mayor

Loogootee, IN.

# CITY OF LINTON

JOHN WILKES, MAYOR

CITY HALL  
86 SOUTH MAIN STREET  
LINTON, INDIANA 47441

812-847-7754  
FAX 812-847-7014

Mr. Greg Jones  
Executive Director, SIDC  
PO Box 442  
Loogootee, IN 47553

December 9, 2014

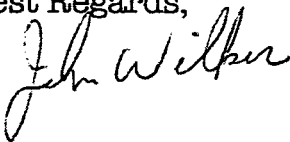
I am writing this letter in support of the Southern Indiana Development Commission's efforts to cover brownfield assessments.

The restoration of blighted properties and deteriorated structures is a passionate topic of many Linton residents and organizations of which this administration participates.

I will be happy to assist with possible site selections in my area and engage council members in their support of this Brownfield Project as well. I can assist with potential reuse ideas for sites and the city can bring awareness to this project through our different online media sites and : peaking engagements.

I fully support the SIDC in their EPA Grant efforts and look forward to offering our assistance.

Best Regards,



Mayor John Wilkes  
City of Linton  
86 S. Main St.  
Linton, IN 47441  
812-847-7754



*"The Biggest Little City In Indiana"*



## *City of Bicknell, Indiana*

*Mayor Jon G. Flickinger*

*119 E. 2<sup>nd</sup> Street - PO Box 127*

*Bicknell, In 47512*

*Phone: 812-735-3559 Fax: 812-735-3316*

MR. GREG JONES  
EXECUTIVE DIRECTOR  
SOUTHERN INDIANA DEVELOPMENT COMMISSION  
PO BOX 442  
LOOGOOTEE, IN 47553

RE: Potential Brownfields cleanup via EPA Grant w/assistance throughout our five county area.

Dear Greg

As Mayor of the City of Bicknell, I read with much enthusiasm your memo on the possibility of a Brownfields cleanup. I fully support your efforts on applying for this grant and want to make known that Bicknell will do whatever we can to help support your endeavor on this project.

Bicknell has a few sites that I believe meet your criteria - a former new car dealership with a garage, a former newspaper office and a meth lab house (or two). We would be more than willing to help in site selection and prioritization, assist with community awareness efforts (radio appearances, announcements, notifications etc., and provide reuse ideas and identify potential development ideas. I will be happy to speak with Bicknell Bulldog Development to get their input on development and where they feel it would fit Bicknell best. We can get the word out so that citizens may feel free to have their input as well.

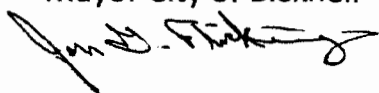
Greg, this is a huge initiative for a five county area, but what an improvement it could bring to the region. The state is currently looking at the west Regional area as a problem in losing people. This could possibly go along way in helping with that initiative as well.

*Enjoy Bicknell - We Have Since 1869*

I'm looking forward to working with you Greg on this most important endeavor. Thanks for taking this on.

Sincerely,

Jon G. Flickinger  
Mayor City of Bicknell

A handwritten signature in black ink, appearing to read "Jon G. Flickinger", written in a cursive style.

December 8, 2014

Mr. Greg Jones, Executive Director  
Southern Indiana Development Commission  
P. O. Box 442  
Loogootee, IN 47553

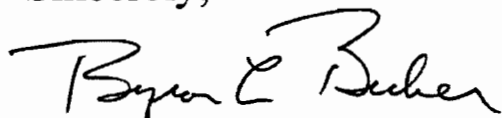
Dear Mr. Jones,

Recently, I was made aware of the Brownfield Project. Certainly, I support your efforts with the development of the project.

I will ask the Bedford City Council to assist you in any way to see this project become a reality. I will advocate the Council members and other city leadership to make the community aware of the efforts.

Please keep me informed of the progress.

Sincerely,

A handwritten signature in cursive script, appearing to read "Byron L. Buker".

Byron L. Buker  
President, Bedford City Council

December 10, 2014

# Attachment F

Justification for Waiver of \$200,000 limit for Site  
Specific Assessment

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**NOT APPLICABLE TO THIS SUBMITTAL**

# Attachment G

## Property Specific Determination Request

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**NOT APPLICABLE TO THIS SUBMITTAL**

# Attachment H

## Letters of Commitment from Coalition Members

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## **COOPERATIVE AGREEMENT FOR A BROWNFIELDS ASSESSMENT COALITION**

**THIS COOPERATIVE AGREEMENT ("Cooperative Agreement") is made by and among DAVIESS COUNTY, INDIANA, BY AND THROUGH ITS BOARD OF COMMISSIONERS ("Davieess County"); GREENE COUNTY, INDIANA, BY AND THROUGH ITS BOARD OF COMMISSIONERS ("Greene County"); KNOX COUNTY, INDIANA, BY AND THROUGH ITS BOARD OF COMMISSIONERS ("Knox County"); LAWRENCE COUNTY, INDIANA, BY AND THROUGH ITS BOARD OF COMMISSIONERS ("Lawrence County"); and MARTIN COUNTY, INDIANA, BY AND THROUGH ITS BOARD OF COMMISSIONERS ("Martin County") [collectively referred to as the "Counties"] and SOUTHERN INDIANA DEVELOPMENT COMMISSION ("SIDC") [all parties hereafter referred to as "Coalition Partners"]**

The Counties herein agree to contract with SIDC to administer this Cooperative Agreement. In consideration of the mutual promises and covenants contained in this Agreement, the Coalition Partners hereby agree as follows:

### **I. PURPOSE**

The Coalition Partners are desirous of applying and receiving funding from the Office of Community and Rural Affairs ("OCRA") and the Environmental Protection Agency ("EPA") for Brownfield Assessment activities. The purpose of this Cooperative Agreement is to define the roles and responsibilities of the Counties and SIDC in a Brownfields Assessment Coalition to be known as the SIDC Brownfields Revitalization Coalition ("the Coalition") in order to carry out the activities outlined in: (a) the EPA application for the funding of Brownfield Assessment activities and subsequent grant agreement documentation; and (b) the OCRA inventory and subsequent grant agreement.

### **II. SCOPE OF ACTIVITIES**

Activities funded through the Cooperative Agreement may include inventory preparation, site selection criteria development, assessments, planning (including cleanup planning) relating to brownfield sites, and outreach materials and implementation, and other eligible activities. SIDC may retain consultant(s) and contractors to undertake various activities funded through the Cooperative Agreement and may award subgrants to the Counties for assessment projects in their geographic areas.

### **III. RESPONSIBILITIES OF SIDC**

SIDC shall serve as the Lead Coalition Partner of the Coalition. In that capacity, SIDC shall have the following responsibilities:

1. To manage and administer this Cooperative Agreement;
2. To Prepare grant applications to EPA, OCRA, or other such agencies on behalf of the Coalition;

3. To procure the consultant(s) in compliance with Indiana State Statutes; to issue Request for Proposals or Request for Qualifications; to oversee receipt of the submitted proposals and selection and award of contracts; and to negotiate the terms of agreements in consultation with the Counties;

4. To develop a site selection process based on agreed upon factors that will ensure that a minimum of 5 sites (1 per county) are assessed over the life of the Cooperative Agreement with an anticipated 23 Phase I sites, 15 Phase II sites and 8 clean-up site plans be requesting funding from EPA, and to submit the same to EPA for prior approval to ensure eligibility.

5. Upon designation of the specific sites, to work with the County in whose geographic area the site is located to finalize the scope of work for the consultant or contractor.

6. To insure that other activities as negotiated in the workplan, such as community outreach and involvement, are implemented in accordance with a schedule agreed upon by SIDC and the County in whose geographic area the site to be assessed is located.

7. To maintain compliance with the statutes, regulations, and terms and conditions of any grants received by the Coalition;

8. To provide for the general administration of grants received by the Coalition;

9. To Maintain compliance by the Counties with the terms and conditions of this Cooperative Agreement;

10. To provide timely information to the Counties regarding the management of the Cooperative Agreement and any changes that may be made to the Cooperative Agreement over the period of performance; and

11. Any other responsibilities that from time to time the Coalition Partners shall determine to be necessary and proper to accomplish the purposes of the Cooperative Agreement.

#### **IV. RESPONSIBILITIES OF THE COUNTIES**

The Counties will each have the following responsibilities:

1. To appoint of Two (2) members to represent such County's interest in the Coalition;

2. To provide timely information to SIDC as may be requested in performing its duties under this Cooperative Agreement;

3. To participate fully in the brownfields assessment process;

4. To obtain all required permits, easements, and/or access agreements as may be necessary to undertake assessments at the selected site; provided however, if a County does not

have the capacity to perform these activities, SIDC may assist in securing necessary site access agreements and permits.

5. To comply with all requirements set forth in any grant agreements that may be entered into by the Coalition Partners, including an accounting of expenditures of grant funds made by each County; and

6. To comply with any other requests that may be made by SIDC from time to time in performing its duties under this Cooperative Agreement.

## **V. FUNDING**

The Counties are entering into this Agreement, with the understanding that any local match funds that may be required for the EDA grant will come from outside sources and not from County funds. SIDC agrees that any compensation for professional services shall be paid as provided under the terms of any grants received by the Coalition.

## **VI. NOTICES**

Any notices required to be given under this Agreement shall be given to the Coalition Partners as follows:

### **For Southern Indiana Development Commission:**

Greg Jones, Executive Director  
405 JFK Ave.  
PO Box 442  
Loogootee, IN 47553  
812-295-3707  
gejones@sidc.cc

### **For Daviess County:**

Anthony Wichman, Commissioner President  
200 E Walnut Street  
Washington, IN 47501  
812-254-8662  
tony.wichman@daviess.org

### **For Greene County:**

Rick Graves, Commissioner President  
1 E Main Street  
Bloomfield, IN 47424  
812-384-2008  
rick@gravesplumbing.net

**For Knox County:**

Larry Holscher, Commissioner President  
111 North 7<sup>th</sup> Street, Suite 5  
Vincennes, IN 47591  
812-225-2502  
holscher@holscherfarms.com

**For Lawrence County:**

David Flinn, Commissioner President  
916 15<sup>th</sup> Street, RM 28  
Bedford, IN 47421  
812-275-3111  
flinnfarms@msn.com

**For Martin County:**

Paul George, Commissioner President  
129 Main Street  
Shoals, IN 47581  
812-247-3731  
commissionergeorge@gmail.com

**VII. EXECUTION IN COUNTERPARTS**

This Cooperative Agreement may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, but all such counterparts shall together constitute but one in the same instrument.

**VIII. EFFECTIVE DATE**

The Effective Date of this Agreement shall be the date the last coalition partner representative executed the agreement.

**IX. ASSIGNMENT**

This Agreement may not be assigned unless by the written mutual consent of all Coalition Partners.

**X. SEVERABILITY**

If any section, phrase, sentence or portion of this Agreement is, for any reason, held to be invalid by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct, and

independent provision, and such holding shall not affect the validity of the remaining portions hereof.

## **XI. SUCCESSORS**

This Cooperative Agreement shall also be binding upon and the benefits of this Agreement shall inure to all successors of the Coalition Partners.

## **XII. WITHDRAWAL OF PARTICIPATION**

In the event any County desires to withdraw its participation as a Coalition Partner, the County shall give a minimum of Sixty (60) days prior written notice to the other Coalition Partners if its intention to discontinue its participation in the Coalition; provided, however, such action shall not relieve such County from any obligations it may have incurred prior to the date of the notice, including any obligations arising from its receipt of grant funds.

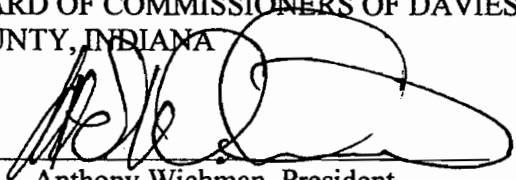
**IN WITNESS WHEREOF** the parties hereto have set their hands and seals on the dated noted below.

\*\*\*\*\*

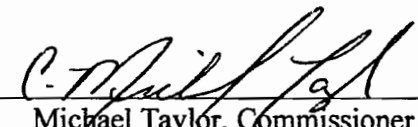
APPROVED this 10<sup>TH</sup> day of November, 2014.

BOARD OF COMMISSIONERS OF DAVIESS  
COUNTY, INDIANA

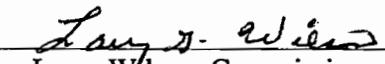
By: \_\_\_\_\_

  
Anthony Wichman, President

By: \_\_\_\_\_

  
Michael Taylor, Commissioner

By: \_\_\_\_\_

  
Larry Wilson, Commissioner

Attest:

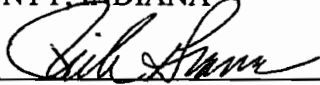
By: \_\_\_\_\_

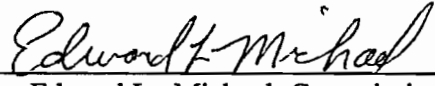
  
Gail Doades, Auditor

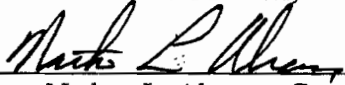
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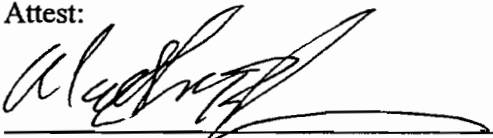
APPROVED this 18<sup>th</sup> day of November, 2014.

BOARD OF COMMISSIONERS OF GREENE  
COUNTY, INDIANA

By:   
Rick Graves, President

By:   
Edward L. Michael, Commissioner

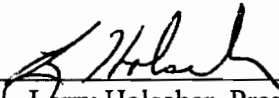
By:   
Nathan L. Abrams, Commissioner

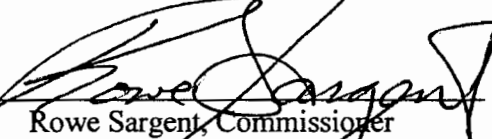
Attest:  
  
Matthew W. Baker, Auditor

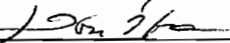
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APPROVED this 17 day of November, 2014.

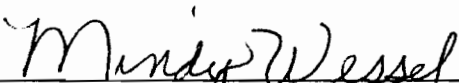
BOARD OF COMMISSIONERS OF KNOX  
COUNTY, INDIANA

By:   
Larry Holscher, President

By:   
Rowe Sargent, Commissioner

By:   
Don Halter, Commissioner


Attest:

By:   
Mindy Wessel Auditor

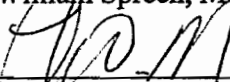
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APPROVED this 18<sup>th</sup> day of November, 2014.

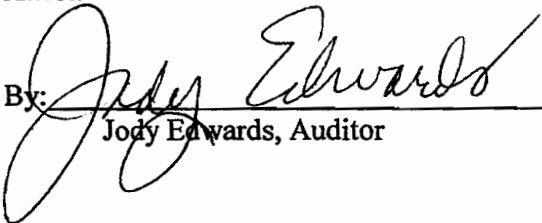
BOARD OF COMMISSIONERS OF LAWRENCE  
COUNTY, INDIANA

By:   
David Flinn, President

By:   
William Spreen, Member

By:   
Chris May, Member

Attest:

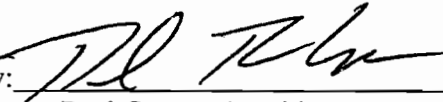
By:   
Jody Edwards, Auditor

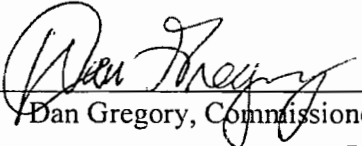


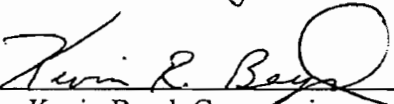
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APPROVED this 17<sup>th</sup> day of November, 2014.

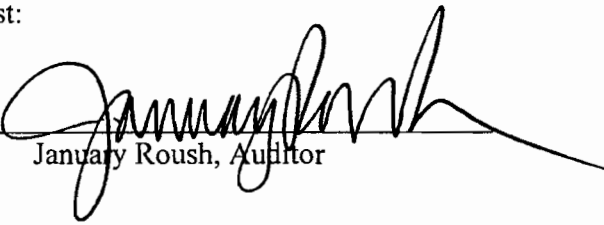
BOARD OF COMMISSIONERS OF MARTIN  
COUNTY, INDIANA

By:   
Paul George, President

By:   
Dan Gregory, Commissioner

By:   
Kevin Boyd, Commissioner

Attest:

By:   
January Roush, Auditor

\*\*\*\*\*

APPROVED this 10<sup>th</sup> day of <sup>December</sup>~~November~~, 2014.

SOUTHERN INDIANA DEVELOPMENT  
COMMISSION

By: \_\_\_\_\_

J. Michael Healy, Chair

By: \_\_\_\_\_

Greg E. Jones, Executive Director

# Attachment I

## Petroleum Eligibility Determination

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**NOT APPLICABLE TO THIS SUBMITTAL**

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# Proposal for EPA FY2015 Brownfields Assessment Grant

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**Southern Indiana Development Commission  
for the Coalition of  
Daviess, Greene, Knox, Lawrence and Martin Counties, Indiana**

